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PHOTOGRAPHED AT NORTON & SONS BY
TOM DUNKLEY

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Letter from the EDITOR



really hate goodbyes, like Charles M. Schulz, 'I need more hellos'. But since we only see each other once a month, it's time to tell you that this is my last editor's letter. In the ultimate 'New Year, New You' magazine cliché, this January, I'm moving on (I know, I know, I'll be doing somersaults on a sun-drenched beach next). After four years, 35 issues, dozens of photo shoots and a few thousand cups of tea – it's time to hit the high road and let someone else take the helm at *The Resident*.

I don't want to get too Hallmark on you, but I'm grateful for the memories these pages have given me. There was that time I slipped across the Natural History Museum ice rink like a Minotaur in Heelys, trying to photograph seven ballerinas in full costume for The Nutcracker. And when, as a nervous Editorial Assistant, I interviewed Rupert Everett over a bowl of edamame beans as he predicted the end of the world and grimaced at my dim questions about Hollywood. But there's not much time for reflection – the printers are waiting.

This issue, we have cause to celebrate as the Royal Court launches its 60th anniversary season. On page 16, we speak to Vicky Featherstone about the Court's artistic legacy, and look back at six groundbreaking Royal Court plays across six decades, with gems like

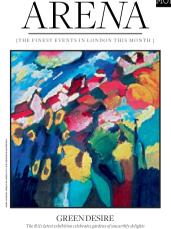
Beckett's *Happy Days* and the *Rocky Horror Show*. Then there's our new 16-page finance section, offering the latest investment news. Meanwhile on page 24, we scrub up and meet two of the best-dressed men in the city, Timothy Everest and Patrick Grant to consider the future of the bespoke suit.

With that, I close my last ever edition of *The Resident*, and leave you in the capable hands of my former boss, Mark Kebble. He's even bought a new shirt and tie for the occasion, bless him. Thank you for the laughs, the tears, the late nights, and the paper cuts. It's been a blast.

C.M.Cabe

Catherine McCabe, Editor

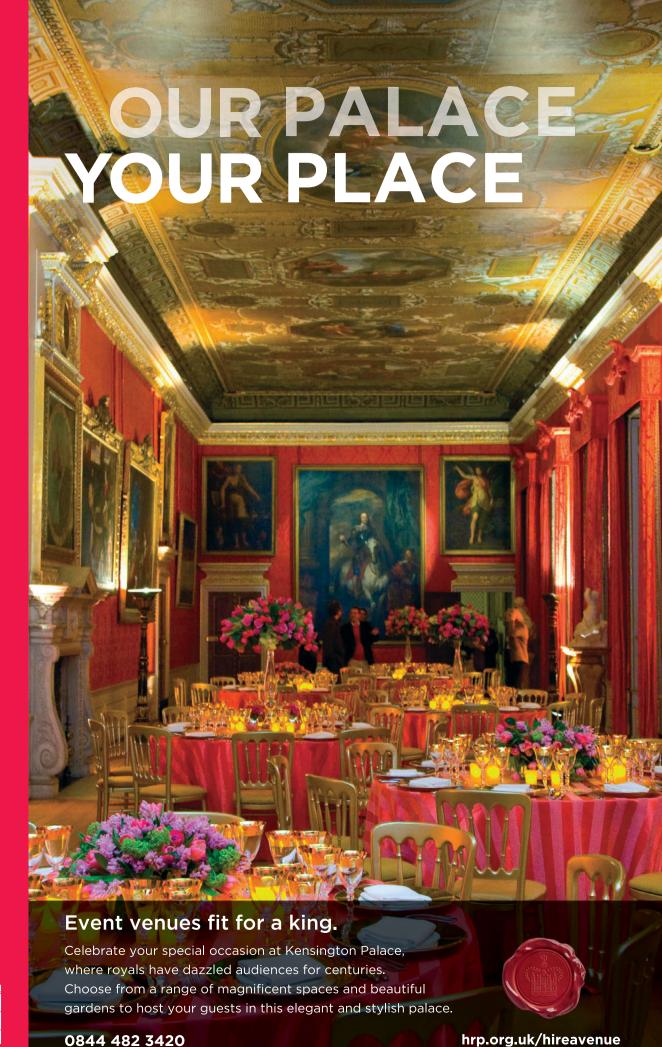






art of the garden,

Historic Royal Palaces
Kensington Palace





resident RECOMMENDS

5 of the best places for non-alcoholic cocktails in west London



THE CO<u>nna</u>ught HOTEL

Passing up a Martini at the famous Connaught Bar seems like a lost opportunity - but if you must go virgin, try La Lambada. This creamy yet piquant cocktail is mixed with lemongrass, pineapple juice and coconut cream. If it doesn't do the trick, there's always the Martini Trolley. Carlos PI W1K 2AL. 020 7314 3419: the-connaught.co.uk





REDEMPTION The Coco-Rita at Redemption in Notting Hill has the sophisticated look and sharp taste of a margarita. without the tequila hangover. The drink is mixed with coconut water, agave syrup and a dash of lime juice for £4.75. The food menu all gluten free, sugar-free and vegan friendly - is worth a look too. Even the sugar-free desserts somehow manage to satisfy. 6 Chepstow Road W2 5BH, 020 7313 90416:

redemptionbar.co.uk

OGNISKO Ognisko restaurant is out to change perceptions about Polish food and drink. Naturally, vodka plays a big part in the experience, but it's not all about the spirits. On the cocktail menu you'll find a refreshing Apple Mojito and a Mixed Berries Fruit Punch to enjoy with your pork dumplings, both £4.50. 55 Exhibition Road SW7 2PN, 020 7589 0101:





NIPA THAI Nipa Thai restaurant at Lancaster London hotel by Hyde Park has a decent list of mocktails to choose from, like the \$5 Cucumber Cooler (pictured), a crisp mix of cucumber, lime, mint and lemonade - perfect to help cope with Chef Sanguan Parr's spicier Thai dishes. The Red Berry Fizz of cranberry juice, peach, grenadine and bitter lemon is very good too.

1st Floor, Lancaster London Hotel. Lancaster Terrace W2 2TY, 020 7551 6039; niparestaurant.co.uk



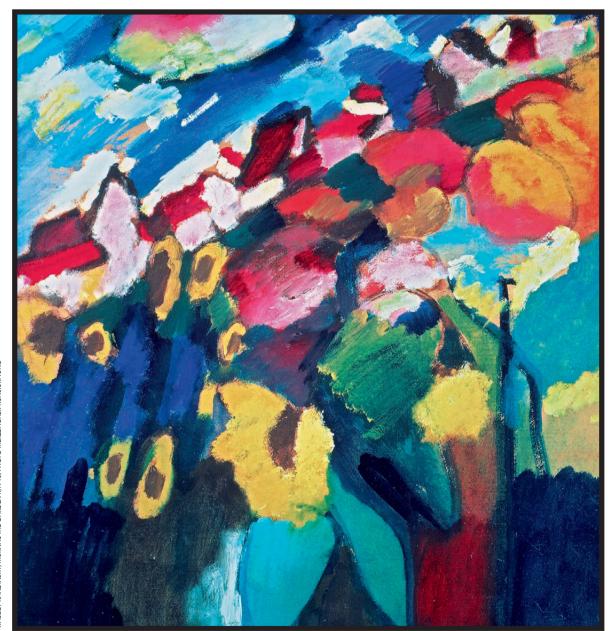
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GREEN DESIRE

The RA's latest exhibition celebrates gardens of unearthly delights

When asked to think of garden scenes in art, for many of us, it's the impressionist creations of Claude Monet that spring to mind. In the Royal Academy's newest show *Painting the Modern Garden: Monet to Matisse*, Messrs Claude is used as a starting point to explore the bucolic works of artists throughout the early 20th century. Walk the impressionist path to the golden greenhouse of Gustav Klimt, and finish in the abstract oasis of Wassily Kandinsky's prismatic paintings.

Painting the Modern Garden: Monet to Matisse, 30 January to 20 April 2016 tickets £16, 020 7300 8090; royalacademy.org.uk

WASSILY KANDINSKY, MURNAU THE GARDEN 11,1910, PHOTO MERZBACHER KUNSTSTIFTUNG



FIGURE EIGHT

Catch the last bit of the Christmas spirit at the Somerset House Ice Rink, presented by Fortnum & Mason. Skate your way through the palatial coutyard, then slip into the Fortnum's lodge for a posh welsh rarebit and hot chocolate.

On until 10 January at Somest House, tickets must be booked in advance,

THE FIFTH SYMPHONY

Kensington Symphony Orchestra return to Cadogan Hall for a three-part concert. Alexander Ullman of the Young Classical Artists Trust will be performing with the group as they take on the music of Moeran, Ravel and Vaughan Williams:

Symphony No. 5.

Monday 25 January 7.30pm, 5
Sloane Terrace SW1X 9DQ,
020 7730 4500; cadoganhall.com



ARENA



The chosen one

Star Wars fans have been booking tickets months in advance for the release of *Star Wards: The Force Awakens*, but the Science Museum's IMAX theatre is the only venue in Europe screening it in IMAX 15/70mm film format. The IMAX screen isn't for every cinema lover, but if you want to experience *The Force Awakens* on an epic scale, this could be the place.

Screenings take place until 14 January, adult £16.50, child £12.50, 0870 870 4868; sciencemuseum.org.uk



Techno logic

The Serpentine Gallery presents the first solo show of contemporary artist Michael Craig-Martin's work since 1989. Central to the exhibition *Michael Craig-Martin: Transience* are his later works from 1981 to 2015, a collection of images depicting now obsolete technologies that once defined a significant cultural change. Until 14 Feb 2016, 020 7402 6075; serpentinegalleries.org

WANDERLUST

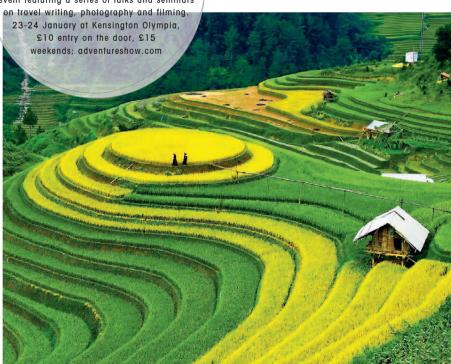
Does your idea of a perfect holiday involve uncharted territory, tests of endurance and unforgettable experiences? Then you won't want to miss the Adventure Travel Show at Kensington Olympia, a public event featuring a series of talks and seminars on travel writing, photography and filming.

23-24 January at Kensington Olympia,



The V&A's exhibition of Julia Margaret Cameron's intoxicating 19th century photographs continues until 21 February. Though she only began taking pictures in 1863, at the age of 48, Cameron's unique style of portraiture established her as an early photography pioneer. She took centre stage in a male-dominated industry with photos that defied convention; her experiments with shadows and focus were revolutionary for her time. The collection presents more than 100 rare photographs of Cameron's work from the private collection of Sir Henry Cole, the V&A's founder.

Free entry at The Photographers Gallery, V&A museum, 020 7942 2000; vam.ac.uk





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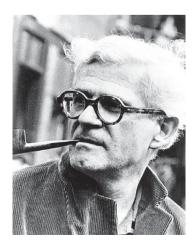


NEXT STAGE

As the Royal Court enters its 60th anniversary season, Will Gore speaks to Vicky Featherstone about its vibrant history and the tricky notion of legacy

ver since the Royal Court's first artistic director, George Devine, established the English Stage Company at the venue in the mid-1950s, it has staged some of the most important and exciting theatre of modern times. The list of playwrights who are associated with the Sloane Square theatre (which includes Samuel Beckett, John Osborne, Bertolt Brecht, Harold Pinter, and Caryl Churchill for starters) is an astounding one by any measure.

Ten years ago, then-artistic director Ian Rickson celebrated the 50th anniversary of the Royal Court by programming a series of classic play readings, performances and other events that explored the venue's past glories. Now, its current artistic director Vicky Featherstone has put together an



'Ours is not to be a producer's theatre nor an actors' theatre; it is to be a writer's theatre' – George Devine

anniversary season of her own that, she says, aims to nurture the Royal Court's history while looking to the future.

'What Ian did was incredible, but coming up to our 60th year, the question that I wanted us to answer was how to make sure the Court is still here in another 60 years,' Featherstone tells me when we meet in her office at the theatre at the tail end of November.

The first play of the 60th anniversary season certainly fits the brief of 'respecting the theatre's past while moving things forward' with new offering from the aforementioned Caryl Churchill, whose dramas, including *Top Girls* and *A Number*, are among the most memorable ever staged by the Court.

Featherstone, 48, has 20 years experience as an artistic director, having



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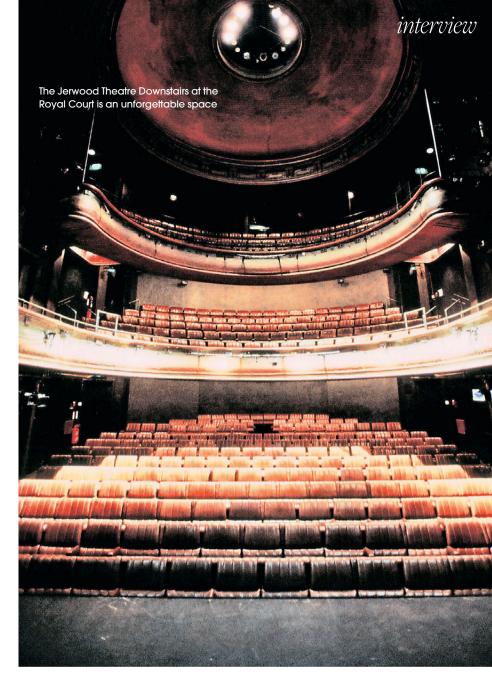
WWW.MELANIEWILLIAMS.CO.UK INFO@MELANIEWILLIAMS.CO.UK +44 07989 597264 joined the Royal Court in 2013 after stints running Paines Plough and the National Theatre of Scotland, but when we discuss Churchill and her play, *Escaped Alone*, which runs from 21 January to 12 March, she is in awe.

'When Caryl sent me this play to read it was wonderful because she could have sent it anywhere,' says Featherstone. 'This is her home but we can never take that for granted. The really exciting thing

People disagree about our work and that's great. The audience are brilliantly vocal

is that this anniversary season is starting with a play by Caryl Churchill about four 70-year-old women talking about where the world is going and who are we.'

Featherstone has selected a broad range of new work for the anniversary season that, in true Royal Court tradition, showcases theatre from around the world alongside new plays from emerging British writers. Among the many shows on offer, there's *Ophelias Zimmer* (17-21 May), a German-language production that puts Hamlet's tragic heroine centre stage, and *X* (30 March-7 May), about a group of people working on a space station on Pluto, which marks a Theatre Downstairs debut for playwright Alistair McDowall, fresh from his success with



SIX PLAYS FROM SIX DECADES



1950s

The Entertainer by John Osborne, 1957

Osborne's play Look Back in Anger is synonymous with the Royal Court, but its follow-up, The Entertainer, is just as much a modern classic. The show helped revive the career of Sir Laurence Olivier whose performance as failing music hall star Archie Rice is one of his most legendary.



1960s

Happy Days by Samuel Beckett, 1962
Throughout the 1960s the Court continued to champion fierce political writing (Saved, with its infamous baby-stoning scene, for example). But the theatre also remained firmly committed to the avant-garde and the groundbreaking work of Samuel Beckett took top billing in this regard.



1970s

The Rocky Horror Show by Richard O'Brien, 1973

This riotous musicial celebration of sexual freedom, B-movies and rock 'n' roll started life in the experimental 'Theatre Upstairs' at the Royal Court and became one of its biggest hits. Over the years, it has grown from cult classic to global phenomenon.

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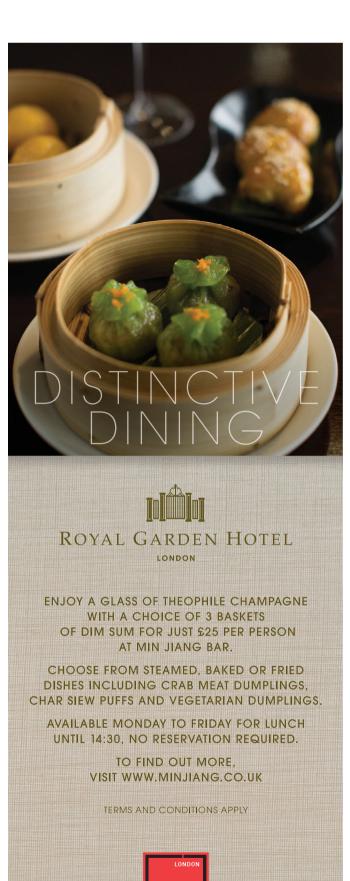
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Pomona, which recently transferred from its run at the Orange Tree to the National Theatre.

Because of the Royal Court's longstanding commitment to producing new plays, the beauty in going there has always been that you can never be quite sure what you're going to get. Some of its productions meet with universal acclaim, many more polarise opinion. In Featherstone's tenure so far I've seen a couple of productions, *Hope* and *The Twits*, that have, in my humble-ish opinion, proved disappointing. On the other hand, I also saw Martin McDonagh's *Hangmen*, which I loved to an almost unhealthy degree.

Running the Court would be a tough gig for someone not prepared for the wide-ranging reactions its output regularly elicits, so it's a good job Featherstone seems perfectly able to take praise and criticism with equanimity. We have an



amicable bit of back and forth about *The Twits* (Featherstone remains happy with it, I remain unconvinced) and she then makes clear she's committed to continuing the Royal Court's risk-taking ethos.

'People disagree about our work and that's great,' she says. 'The audience are really brilliantly vocal to me and what is extraordinary is that the people come to this theatre because they are thrilled about things changing all the time, and they love that risk. Sometimes they will love something and sometimes they won't, but as long as the audience can see why we've programmed a play or a

writer then they're fine. As Samuel Beckett said: "fail better".'

A quote from as monumental a figure in the Court's history as Beckett leads me to ask Featherstone what she would like her own legacy to be. She answers that she wants to 'bring a few writers to the fore who will be part of our future theatre history.' That's one hell of a challenge to take on, but when you're running the Royal Court, it comes with the territory.

For information about the 60th anniversary season visit royalcourttheatre.co.uk

SIX PLAYS FROM SIX DECADES



1980s

Rita, Sue and Bob, Too by Andrea Dunbar, 1982

Dunbar's first play *The Arbor* ran at the theatre in 1980 when was she still a teenager. Her best known play, *Rita*, *Sue and Bob, Too*, about a love triangle involving two schoolgirls and a married man, followed two years later.



1990s

The Weir by Conor McPherson, 1997

During this explosive period in the theatre's history, *The Weir* stood apart from the Court's more provocative works. This funny and deeply moving Irish play about a group sitting around in a pub telling ghost stories, quietly confronting their mistakes and regrets, became an international hit.



2000s

Clybourne Park by Bruce Norris, 2010
Clybourne Park by US playwright Bruce
Norris may not have reached the same
heady heights as 2009 hit Jerusalem or
Lucy Prebble's Enron, but it was still a
mighty piece of work. The play skillfully
employed caustic humour to tackle racial
politics and political correctness.





SUIT YOURSELF

Meet the men who are breathing new life into traditional British tailoring, Timothy Everest and Patrick Grant

Words ALEXANDER LARMAN





Timothy Everest

One of Britain's foremost fashion designers, Timothy Everest might not quite be a household name in the way that, say, Paul Smith is, but any man who has dressed Davids Beckham and Cameron, Jay-Z and Mick Jagger certainly knows his stuff. Tom Cruise once famously responded to an impertinent red carpet question about whether his suit fitted by saying, 'of course it fits; it's a Timothy Everest'. He's now opened a new store in Shoreditch, but his main base continues to be in Mayfair, and the loquacious Everest, taking a brief respite from his frenetic life, has a great deal to discuss about all things tailoring and fashion.

He began his career on Savile Row in the early 1980s; as he says, 'I wanted to be a racing driver originally, but I flunked my education, and I ended up working with an uncle who was a tailor, which eventually seemed more appealing. I wanted to move to London, and I saw an advert saying 'boy wanted in Savile Row'.' The man behind that advert was Everest's great mentor, Tommy Nutter, dresser to the Beatles and Stones (it is his suits that adorn all but George Harrison on the cover of Abbey Road – George preferred jeans), and Everest revelled in the lifestyle. 'I spent just under five years in Savile Row with Tommy. I was lucky in that I could draw, and I would do a couple of

sketches. Tommy liked them and asked me to do them, so at 21 I was designing Elton John's world tour - bonkers! By then, Tommy found himself demoralised so he was happy for me to do quite a lot.

The Row was a very negative place, in that it was very competitive, with everyone trying to take everyone else out. I left because my influences were the new brands coming in from Europe,

like Armani and Boss, and I wanted to see the influence of that. But I was also jaded by the atmosphere.

Leaving Savile Row might have

been a catastrophic move for many young tailors, but it was the making of Everest. 'What frustrated me was that nobody was communicating how good British tailoring was, and the big changes that we had to bring about were to start off with next to nothing. When I started out, I hired a PR girl, and we discussed what I could do - and we came up with the 'new bespoke movement', which I became synonymous with, along with

Richard James and Ozwald Boateng. I had no money, was based in thenunfashionable Spitalfields, and in the absence of social media, we had to rely on old-fashioned word-of-mouth.'

There's no false modesty with Everest about his influence - 'I'm proud to say that I've made a massive difference to the industry, and I don't think that everyone else can say that' - and he's immensely proud of his MBE.

He believes that the current clothes market has shifted: 'there is a younger sort of person who is more sartorially aware, who wants to learn about specific details, and who wants to wear traditional things in a new way, but on the other side, the market is super casual, and something that we are looking into is why far fewer people are wearing suits

> than they used to. People used to regard tailors as fuddy-duddy, but now we're experimenting with Japanese fabrics and challenging

I left Savile Row because

my influences were coming

in from Europe, like

Armani and Boss

To this end, customisation plays a large part – 'people like individual things that speak to them, with good tailoring and the right provenance' - but Everest speaks about his role with evangelical fervour. 'We want to redefine the modern wardrobe, looking beyond the suit, shirt and tie - because there aren't any rules any more, you can turn up dressed in anything, virtually anywhere. The future

what tailoring can be about.'

of tailoring is to suggest new ways for men to dress.'

His tailoring work for major films like *Spectre* offers great exposure, but Everest is discreet about its challenges, noting only that, 'with film, we get called in to talk to the actor and the wardrobe and work on their look – it's quite old-fashioned and it comes back to my early days on Savile Row, pleasing specific people like the director.'

When he's not working, he can be found lunching with his famous clients in Mayfair's finest private clubs, such as 5 Hertford Street and Morton's, but is happiest spending time in his Bruton Place atelier, which he describes as, 'my sanctuary – the smallest part of our

There aren't any rules any more, you can turn up dressed in anything, virtually anywhere

business, and the most important on a personal level.'

Citing everyone from the 'beautiful, minimalist' Rei Kawakubo to Paul Smith as influences ('if we are a nation of shopkeepers, he ranks among the best... for years he wasn't appreciated as much in the UK as he should have been'), Everest is a man at the peak of his powers. So what awaits for 2016? He laughs. 'At the moment, a holiday is top of the list! Opening a new Spitalfields store has been very busy, and we want to do a makeover of the Mayfair store to make it feel like somewhere that people can hang out in.' Judging by the success that he's had to date, there will be no shortage of people who would be thrilled to pass through its doors.

35 Bruton Place W1J 6NS; timothyeverest.co.uk





Patrick Grant

Owner of Savile Row tailors Norton & Sons, Patrick Grant splits his time between bespoke tailoring and contemporary fashion with his ready-to-wear menswear brand E. Tautz.

What are your earliest memories of working on Savile Row?

I started on Savile Row in 2005, ten years ago. It was quite a different place. Most of the houses were still smaller, privately owned affairs, and all dedicated solely to the art of bespoke tailoring. It was a bit dustier, a bit less polished, but it oozed a very particular charm. The sense of community was strong, gossip was rife and everyone knew everyone else's business (that much hasn't changed).

Why did you decide to team up with shirtmaker Turnbull & Asser to create a made-to-measure shirt?

Sadly the once great Jermyn Street has gone into a state of decline; most of the great names of the past now pile it high... One of the last great names is Turnbull & Asser, a house with a long history of excellence and innovation, much like that of Norton & Sons. When I set out to find a partner for our shirt service the list I drew up was a very short one.

How has your view of Savile Row changed over the years and how would you like to see it improve?

I don't mind the new found lustre the street has developed, we've always offered exceptional service but now we're offering it in surroundings more



familiar to the modern luxury consumer. But many of the new owners fail to understand the inherent beauty of these houses; some make the mistake of focusing on environment and not on genuinely personal service.

And many are clearly in it purely for the value the name brings to their lower-priced lines. If we're not careful the soul of Savile Row might just leach away.

You balance your work between Norton & Sons and E. Tautz, do the two brands influence each other?

The service and the attention to craft in our product at Norton & Sons is something we constantly strive for (and from letters I get from customers I think we achieve) at E. Tautz. And in its turn, the sense of progressiveness inherent in E. Tautz influences the aesthetic choices at Norton & Sons.

Your last book celebrated '80 original men'. Who do you think was the most 'original' male personality of 2015?

It's hard to overlook Corbyn. I don't subscribe to his politics but I admire his single-minded conviction. I hope

front-bench politics doesn't crush him.

You once said you wanted E. Tautz to be as established as Paul Smith, how do you view its level of success now? What are your plans for it?

I reckon we're roughly about 0.8% of the way there. The plan is to just keep on doing what we're doing and hope for a fair wind.

What menswear trends do you expect to see for 2016?
The end of skinny.

Men in London seem better dressed than ever – what do you think the reason for this is?

It's boring now.

I think that's just short memory. We've just emerged from a period of deliberate dishevelment, the 1990s and 2000s, Brit Pop and after, was a reaction against smartness, but men are bored of that now. Young men don't want to dress like their dads, and cool men don't want to just dress like they did a decade ago. It all goes in cycles. London men have always been well dressed, just not always smartly dressed.

16 Savile Row W1S 3PL; nortonandsons.co.uk

Tailor made...

Menswear masters who took the Savile Row spirit and made it their own



JOE CASELY-HAYFORD

Previously the Creative Director at Gieves & Hawkes, Joe Casely-Hayford is credited with updating the 200-year-old brand for the 21st century. His own clothing label Casely-Hayford, which he runs with his son Charlie, offers a blend of Savile Row formality and British anarchy. Mos Def, Drake and Robert Downey Jnr are fans of their signature style, which fuses sportswear with heritage tailoring. casely-hayford.com



KATHRYN SARGENT

Kathryn Sargent was the first woman in Savile Row's history to be appointed head cutter. In 2014, she struck out on her own and set up a tailoring business in a Georgian House on Brook Street. Kathryn Sargent Bespoke focuses on luxury handmade suits for men and women, created with the classic tailoring skills that Kathryn learned on the Row.



OZWALD BOATENG

Also mentored by celebrity tailor Tommy Nutter,
Ozwald Boateng established his HQ on Savile
Row in 2002, and launched the label's flagship
store there in 2008. His fashion lines
reinvigorated the street, introducing new,
younger audiences to the traditions of British
tailoring with his shimmery ready-to-wear suits.
ozwaldboateng.co.uk

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SMOKE & MIRRORS

 $Find \ a \ new \ style \ for \ your \ home \ through \ the \ looking \ glass$

Everyone knows adding a mirror to the interiors equation can create the illusion of space, but the right one can totally transform the look of a room, so we chose some of our favourites on page 44. Also in this issue, we talk emerging Egyptian design with Jam Space founder Hedayat Islam Taymour, and Kara O'Reilly selects the best new home buys to create a cosy, cocooning bedroom so you can huddle away from the cold



THE ROAD TO CAIRO

New to the London design scene, Hedayat Islam Taymour is bringing an Egyptian flavour to interiors

Words JACKY PARKER

Egyptian design should

be celebrated. I believe

the impetus for any

progress is innovation

gypt may not be the first place you think of as a hotbed of modern design, but interior designer, Hedayat Islam Taymour is on a quest to change that perception. A recent arrival to the capital, she splits her time between her design studio, Jam Space, in Chelsea and her international architecture and interior company,

Eklego Design, based in Cairo. Set up with business partner, Dina El Khachab in 2000, Eklego has over 180 projects to its name including Sony Music offices and the award-winning Forty West apartments on the outskirts of Cairo. 'The

contemporary Egyptian design scene is thriving,' says Hedayat. 'Young minds, innovative materials and skilled artisans have led to a vibrant scene. It gets dwarfed by political events, but should be celebrated as I believe the future and impetus for any progress is innovation and experimentation.'

Eager to highlight this, Hedayat has created Jam Space, to be part design clinic for interior projects and part retail space, offering a hand-picked

selection of furniture, lighting and home accessories, with much of it sourced and made in the region. Her criteria when sourcing a piece is that it has a strong design element or interesting story behind it.

'I like it when I know the story behind something and value even more the idea of being able to customise it,' says Hedayat. 'When I moved here

> with my family in 2014 and began furnishing my own home, I found it was a choice between buying mass-produced furniture or paying a fortune to commission bespoke pieces. I wanted to provide beautifullycrafted furnishings within reach

budget-wise. Most of the pieces at Jam Space have contemporary forms and materials, but are infused by an element that relates to a story or ornament.'

Whether they want to refurbish their entire home, update a room or buy a new dining table, customers can expect to find unique pieces inspired by local geography and traditions. There's the stylish Weave sideboard, which takes its reference from Egyptian reed baskets and the striking hand-blown Rain Drop

January 2016 | theresident.co.uk









I wanted to know more

about the history of the

buildings that dotted

the Cairo-scape

glass pendant lights that can be customised in 23 different shades.

Having already established a furniture retail side with Eklego Design in Cairo in 2005, Hedayat has a trusted army of skilled artisans and designers to call upon. 'We ventured into furniture around ten years ago,' she tells me. 'There are abundant skills in Egypt such as woodwork, ironmongery, glassmaking and upholstery as well as a renewed energy and desire to look inwards for inspiration rather than

outwards. This has resulted in a strong movement to infuse contemporary design with traditional elements and to build on the latter through different manufacturing techniques.7

Whilst pursuing a Master's Degree in Islamic Art and

Architecture (in addition to degrees in Interior Design, Fine Arts and Political Science), Hedayat found much inspiration in Egypt's rich cultural history. 'As a child my mother was determined to expose my sister and I to the many different flavours of Egyptian life and the influences of the various eras,' she says.

'Each week we would visit a different historical site and see Pharaonic, Coptic and Islamic spaces. These motifs were ingrained in our minds and I was intrigued when people spoke of Egypt's "bygone era". It seemed as if they were always nostalgic for a past I had never experienced, so I wanted to know

more about the history of the buildings that dotted the Cairo-scape.'

The academic programme Hedayat embarked on included extensive walking tours of the city and archaeological digs; she has since been able to draw upon the visual references she studied to use in her work, 'I knew I wanted to include this heritage in my professional life as a designer, be it in interiors, furniture or textiles.'

These influences are most apparent in Jam

Space's latest venture, the Ornamental Stories fabric and wallpaper collection which presents Egypt's ancient motifs, symbols and mythological figures in a refreshing and vibrant way. The Lotus Flower, the Falcon God Horus' wings, the Nile

Zigzag and other sacred designs have been cleverly translated into graphic geometric repeat patterns on textured natural linens, cottons, and wallpapers.

The colour palette ranges from fresh and tropical aquas and marine blues, to the warm earthy tones of papaya and terracotta, as well as monochromatic neutrals. 'I wanted to celebrate our rich ornamental past, which appeared to have been lost under a layer of dust and nostalgia,' says Hedayat. 'I thought Ornamental Stories would be a good way to celebrate my entry into the London design scene.'

118 Fulham Road, SW3 6HU; 07903 820 655; jamspace.uk

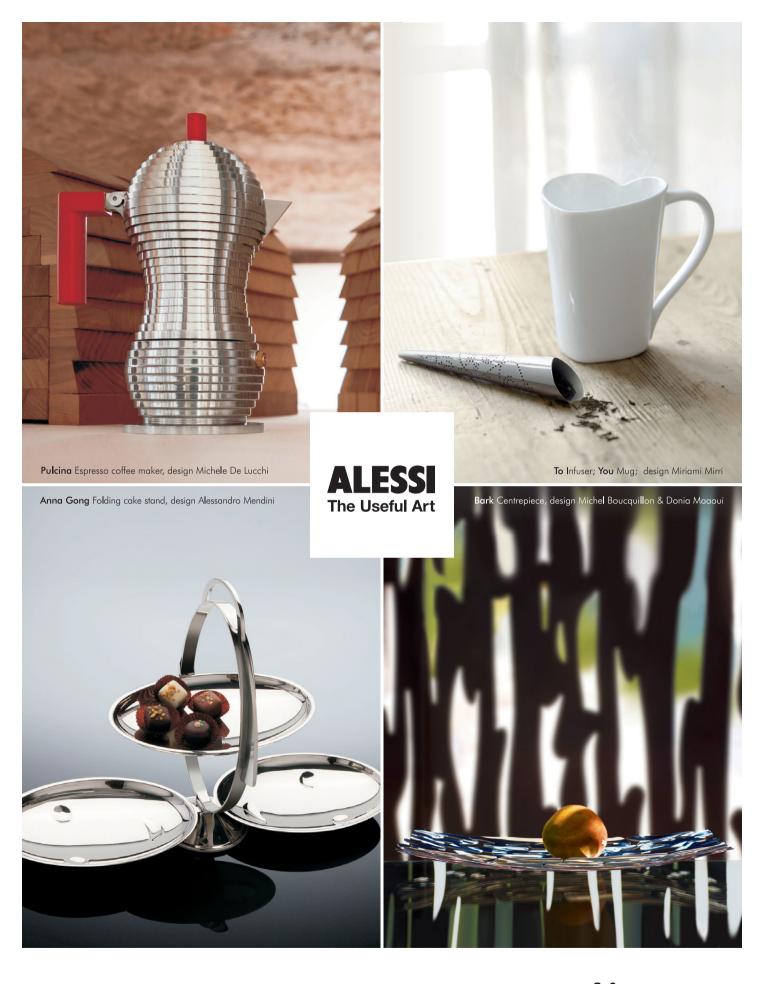


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Story KARA O'REILLY







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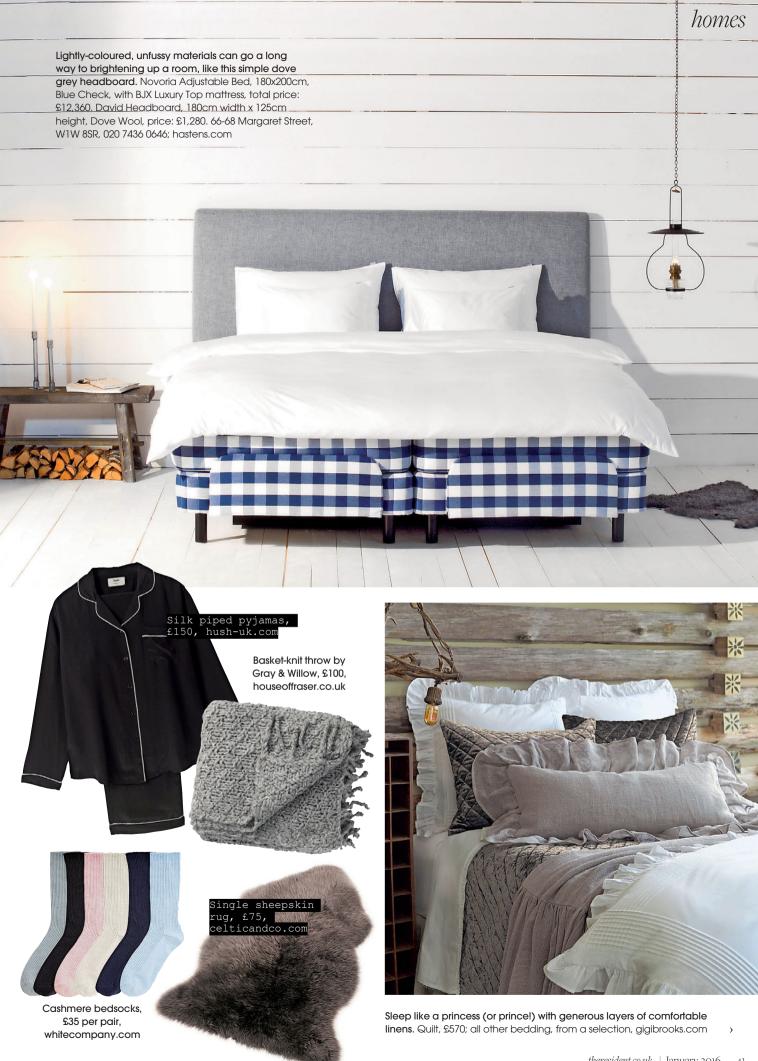
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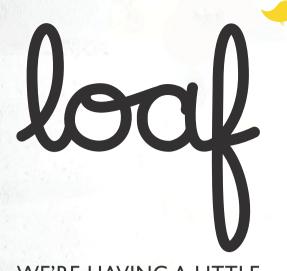
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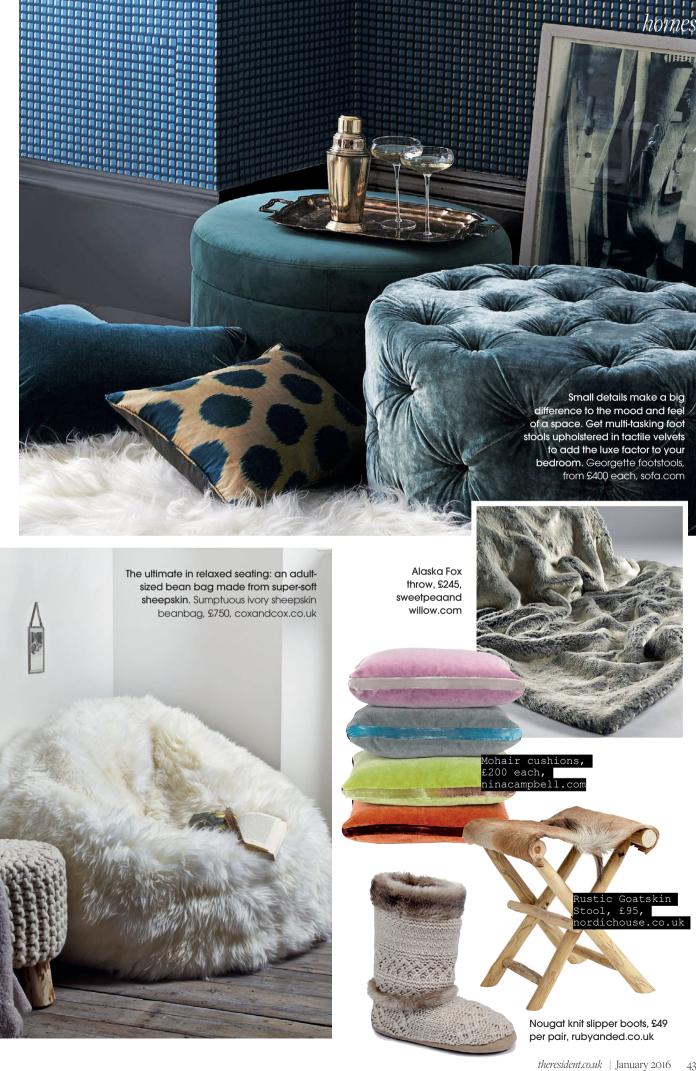
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On REFLECTION

Add light and sparkle to your home with a statement mirror that's both stylish and functional

Words VICTORIA PURCELL



VENETIAN OPULENCE

When a dramatic entrance is required, look to New York brand, Koket. The bronze glass Addicta mirror is inspired by the richness of the traditional Venetian looking-glass. Hang it in the hallway and your guests are sure to look twice. Check it out in situ at the Covet Lounge, a carefully curated showroom of leading interior brands where you can meet experienced industry insiders. Mirror, \$8,100, pictured with the Koket Spellbound cabinet.

Order online at bykoket.com or visit covetlounge.net

CONTEMPORARY VICTORIANA

The Deconstructed collection by Haidée Drew is inspired by Victoriana for a contemporary aesthetic with a timeless feel. Group together a number of these mirrors, available in a natural and monochrome palette, crafted from birch, steel and acrylic, for a fun, stylish addition to your walls. From left to right, Lex mirror, £75; Ford mirror £55; Albert mirror, £35, Vic mirror, £35; Earl mirror, £95.

All from amara.com



LEAN ON ME

A large mirror leaning against a wall adds drama and bounces light around the room. The tarnished metal and classic decorative style of this Mya mirror from the Linea Alhambra collection strikes just the right balance of contemporary and cultural for effortless, global style. Mirror, £225; cream lantern, £50; metal vase, £50; embossed globe vase, £25; large metal lantern, £70 (all Linea Alhambra at House of Fraser).

houseoffraser.co.uk; 020 7003 4000









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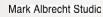


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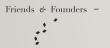








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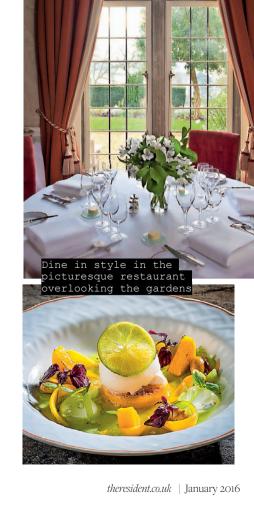
hen it comes to luxury, nothing resonates more than the personal touch, which is why a stay at Hambleton Hall in Rutland is such a memorable experience. Unlike other big country house hotels, this beautifully appointed house is run by charming owners Tim and Stefa Hart, who ensure that all guests get a personal five star treatment.

Situated on a peninsula that juts out into the Rutland Water, the hotel boasts a panelled hall, pillared bar and big comfy sofas, perfect for snuggling down on a cold winter's day and reading the papers.

The grand common rooms are just the start. There are only 17 guest rooms in this hotel and each has been beautifully decorated by owner Stefa with lots of love and attention. Italian linen, bespoke soft furnishings and marble bathrooms give every room a luxury feel.

To further enhance your stay, dinner in the restaurant is a must. Here, Michelin star head chef Aaron Patterson produces seasonal, delicious meals you'll remember for a long time. Look out for dishes such as breast of wood pigeon, venison with Asian pear and passion fruit soufflé. Meanwhile, the award winning wine list is second to none.

Hambleton Hall is the perfect spot for a winter break but also great in the summer too when you can try out the swimming pool in the walled garden or take on an energetic bike ride in the nearby countryside.



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High Kicks

Matchday hospitality at Chelsea F.C combines the finest quality service and cuisine with an exhilarating venue

Words KAT HOPPS

ver since its formation in 1905 under its millionaire owner, Henry Augustus 'Gus' Mears, Chelsea F.C. has been synonymous with the glamorous side of the beautiful game. Not only is it one of England's wealthiest football clubs, Chelsea F.C. is also one of its most illustrious, enjoying a long association with world-class talent and celebrity support. Today, Stamford Bridge is not only an atmospheric stadium but an elite business venue too, attracting savvy executives who wish to provide their clients with an exclusive and memorable hospitality experience.

PACKAGES FOR EVERY OCCASION

With a total of 17 suites, ranging from cosy, informal settings to expansive rooms boasting panoramic stadium views, the club can provide the optimum package tailored to any party's needs. Each suite has a unique ambience from the relaxed Tea

Bar, which is adorned with pictures of Chelsea greats, and the boutique venue Under The Bridge to the traditional Bonetti Suite, an ample space for formal gatherings that offers sweeping views across the stadium.

THE HEIGHT OF LUXURY

To experience the ultimate match-day experience – and the pinnacle of luxury hospitality – a private executive suite is a fantastic option. Seating 16 or 24 guests in padded armchair balcony seating on the premier level tier, recipients are spoilt with a Champagne and canapé reception, pre-match fine dining, a complimentary bar and snacks, plus a dedicated hostess and staff to ensure your guests come away with an exemplary experience. There's even a chance to encounter a former football legend with an appearance from a past Chelsea F.C player inside your suite.



Laured

Experience first-class hospitality at Chelsea F.C from the exquisite menu options and impeccable service to the premium suites and stadium views



Executive Chef Chris Garrett has cooked for the British Royal Family

HIGH-CLASS DINING

As you would expect from a venue owned by Roman Abramovich, one of the world's richest tycoons, standards are exceptionally high and the culinary arts are treated with reverence. On match days the club works exclusively with Levy restaurants, which recently won the award for Chef Team of the Year at the 2015 Stadium Events & Hospitality Awards Executive in recognition of its culinary excellence and expertise. Executive Chef Chris Garrett, who started his career at the Royal Air Force and has cooked for the British Royal Family, is a phenomenal talent known for his creative flair and diverse menus. Together with his team, he will put together a seasonal British menu using the best possible produce, with a variety of options to cater to all palates and dietary requirements whether it is fine dining, finger food or a traditional carvery.

MORE THAN FOOTBALL

Of course it goes without saying that for any football fan, a visit to the historic Stamford Bridge will provide a momentous occasion but the rich atmosphere, excellent service and unique style of each suite will also ensure that any individual will have a memorable day and leave having experienced the very best that hospitality has to offer.

Chelsea F.C., Stamford Bridge, Fulham Road, London SW6 1HS. To learn more about the range of available packages and forthcoming fixtures, visit chelseafc.com/hospitality



MASTER SALT MAKERS of the finest sea salt flakes

Salt makers born and bred, Maldon Salt has been hand harvesting the world famous sea salt flakes from the coastal town of Maldon since 1882

aldon Salt began trading in 1882 and is now in Steve's capable hands, the fourth generation of the Osborne family. Steve's greatgrandfather, James Rivers, bought the salt works in 1922 and passed it onto his stepson, Cyril Osborne, in 1933 who in turn handed it on to his son, Clive, in 1973 before Steve took the reins in 2003.

It is here that for thousands of years sea water has been collected and evaporated to produce the white crunchy sea salt flakes distinct to Maldon. The Romans extracted salt from these same shores and the 1086 Doomsday survey mentions no fewer than 45 salt pans in the Maldon area.

While Steve's time in charge has coincided with a significant expansion of the company, Maldon Salt proudly still uses the traditional, handcrafted methods of British salt making used by generations of craftsman.

Maldon Salt is famous for its distinctive, pyramid-shaped, white crunchy flakes and the salt has a unique soft texture that gives it a slightly sweet taste, free from the bitter aftertaste often associated with salts. Originally stocked in Harrods and Fortnum and Mason in the 1900s, Maldon Salt is now found all over the UK, in the quality restaurants and retailers of many major international cities. in 2012, Maldon Salt was also granted the Royal Warrant – the ultimate seal of approval from HRH, Queen Elizabeth II.

'Maldon Salt has a very special quality,' explains Steve. 'When you describe quality produce you always talk about the human senses. Maldon Salt has a distinctive look with a glistening, pyramid structure that is so attractive to the eye.

Steve (above left) with father Clive is proud to run family business Maldon Salt

Maldon

'Secondly, to touch it, Maldon Salt has a soft, crumbly texture that is far-removed from a hard rock salt. Finally, the taste of Maldon Salt is so mild and slightly sweet, without any bitterness. It is these qualities that allow Maldon Salt to do what it does best – to enhance the flavour of the ingredients within your dish.'

As something so simple and natural, and yet also of such high quality, it is little wonder Maldon Salt is equally loved in home kitchens across the world as well as by some of the world's best-loved chefs.

For more information please visit: www. maldonsalt.co.uk



TOM PARKER BOWLES

How London's restaurants can save you from suffering the dreaded diet

hen it comes to eating, I know nothing of guilt. It doesn't cross my mind. 'Naughty but nice' makes me cringe, 'wicked indulgence' turns me nasty, while 'sinful delight' fills me with murderous rage. Nope, food for me is all about pure unfettered pleasure.

OK, even I have limits. A diet consisting exclusively of chips, Gregg's steak slices, stuffed crust pizza and Irn Bru is not only dangerous, but downright dull. And the odd potter around town, to get the old ticker beating, does the world of good. But this is January, that most austere and purse-lipped of months, a time when the excess of Christmas and New Year is taken out the back and shot. Booze becomes verboten and the belly, which coped so valiantly with a festive orgy of sybaritic surfeit, begs for respite.

It's not a question of broken resolutions, rather pure digestive survival. And while the odd day of hardcore edible austerity is no bad thing, there's little need to disappear into a glum fug of rice cakes, Ryvita and woe as London's restaurants are filled with dishes that both thrill the taste buds and salve that tattered gut.

First up, and this may surprise some folk given my usual dislike of dreary chains, is Itsu (itsu.com). I love this place, for its endlessly pimpable chicken noodle and miso soups, and salads you actually want to eat. And talking of upmarket chains, I rather love Leon (leonrestaurants.co.uk) too, a group that proves ethical and healthy need not be dull. Roasted cauliflower with chimichurri and salmon and avocado super pot are just two of the virtuous, but vibrant dishes that act as first aid to the fat-conscious eater.



Then there's Japanese restaurants, where you can eat well and not stagger out, laded down with stodge. Sashimi from Dinings (dinings.co.uk), Defune (defune.co.uk), Roka (rokarestaurant.com), and Sushi Tetsu (sushitetsu.co.uk) may not be cheap, but dammit, it's good. Also try the spanking fresh ceviches at Ceviche Soho (cevicheuk.com).

Thai restaurants are another place to seek healthy succour in these dark and dreary January days. Janetira (jane-tira.co.uk) does a mean chicken larb, as do Tawana (tawana.co.uk) in Westbourne Grove and The Begging Bowl (thebeggingbowl.co.uk) in Peckham. At the ever-brilliant Barrafina (barrafina.co.uk), stick to the Josper-cooked seafood and your virtue will remained unsullied, while the Hispi cabbage at the equally glorious Black Axe Mangal (blackaxemangal. com) will fill your belly with charred delight.

And if all else fails, there's always broth. So easy to make, and cheap too. Just add chillies, lime juice, ginger and coriander for a medicinal masterpiece that will soothe and satisfy. January may be parsimonious, but it need never be bleak.

EDITOR'S CHOICE - FRESH AND HEALTHY

The Good Life Eatery

This 'superfood cafe' filled a gap in the market in 2015 when the idea of 'eating clean' was all about juices and detox. Here you'll find hearty diet dishes that will actually fill you up. For a post-gym breakfast, try the paleo chestnut and almond waffles.

59 Sloane Avenue SW3 3DH, 020 7052 9388; goodlifeeatery.com

Pont St

As a former presenter on the Channel 4 show *Cook Yourself Thin* Pont St chef Sophie Michell knows a thing or two about healthy eating. Her rich menu at the Belgravia restaurant has plenty of low-calorie options, like the colourful Belgrave's superfood salad.

20 Chesham Place SW1X 8HQ, 020 3189 4850; pontst.com

UNI

The happy marriage of Japanese and Peruvian cuisine, known as Nikkei, is good for the tatsebuds as well as the waistline. UNI restaurant on Ebury Street approaches the fusion beautifully with a mix of miso, sushi, ceviche and low-fat plates of tiraditos.

18a Ebury Street SW1W OLS, 020 7730 9267; restaurantuni.com





ABOVE & BEYOND

Ian Pengelley's latest venture is all about Pan-Asian cuisine, but not as you know it

Words ALEXANDER LARMAN

f ever you're starting to feel jaded with the city's restaurant scene, it's worth remembering that there is now a place that serves food with an origami menu, which you will need a special magnifying glass to decipher. It's a place where innovation will be as important as the quality of the food. The establishment, aptly named 'Beyond London', is the newest offering from chef Ian Pengelley, who, after several years at Camden's epic Gilgamesh, is now operating a mini-empire that includes Chai Wu at Harrods and a role as consultant chef at Belgravia's Mango Tree, as well as being a partner in Soho's House of Ho.

Pengelley, who claimed that he wanted to 'bring some excitement' to food, has ambitious plans. As he says, 'High Street Kensington doesn't really





With its blue laserstyle lighting and experimental cocktail bar, Beyond London has a clubby atmosphere, but Pengelley is determined to maintain a strong focus on the food

There's an origami

menu, liquid nitrogen

with the food and some

'out there' presentations



have any places like this, so our biggest challenge is getting the locals behind us. We're taking a risk with the market by bringing something new, fresh and out of the ordinary.' This will consist of what he describes as 'the Pengelley classics', but also 'fun items like

the origami menu, liquid nitrogen with the food and 'out there' presentations.'

He has known the team behind Beyond London for six years, and described it as, 'a

really cool project, so it was hard to pass it up'. To this end, he's been taking inspiration from the German chef Michael von Hruschka at The Birdcage, whom Pengelley says, 'does a lot of interesting stuff. The food and drinks are

incredibly creative so it's also an extension of that creativity and it makes dinner a bit more playful.'

At Beyond, he's working closely with mixologist Andy Mil. It's a collaboration that's going to be central to the project;

as Pengelley puts it,
'It's been great to
work alongside Andy,
he's a star and a
genius. We get on
really well and
consistently bounce
back ideas off of each
other to see what will

work and how we can push things even further.' It promises to be a rather different prospect from Chai Wu or Mango Tree. Pengelley describes the cuisine as 'not traditional Thai or Chinese food, it's about taking the best dishes from my travels – from Shanghai to Tokyo – all of my favourite dishes and giving them the Pengelley twist. It's all about food that's really well done, elegant and sexy.'

He's excited about his latest Kensington project, not least because it's an area that he calls 'a great location, full of great people who know great food'. It wasn't always thus; an earlier project, the Gordon Ramsay-backed Pengelley's on Sloane Street, was a flop, and as he candidly says, 'I lost everything and thought it was over... I was very naïve when I worked there.' It taught him the important lesson of partnering with people who had a similar style and aesthetic to his brand, but thankfully there was a swift upsurge in his fortunes, 'two months later, I was winning awards, so it was a great comeback.'



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the same theatricalpproach as its chefs





Today, he's at the top of his profession, and he ascribes his interest in Asian food to growing up in Hong Kong. 'I moved there when I was seven, and my mum took myself and my siblings downtown. It was an unforgettable experience. It attacked your senses - fish markets and meat markets everywhere: what I saw, heard and could smell was from another world. I ran into a Chinese kitchen and an old Chinese man sat me on a stool and served me, a little ginger kid, some fried duck.

That had a massive impact on me. Between the smells, the people, the food and seeing it all prepared with blow torches or fried was such a great experience for a young kid.' After

working as a kitchen porter, he was given his first break young and has never looked back. 'I love the creativity of it, and the camaraderie in the kitchen. I even love the hours.

Pan-Asian cuisine is now, of course, a



mainstay in London restaurants, and this is something that delights Pengelley. 'When I started out in Notting Hill at E & O, Pan-Asian was super cool but

now it's exploded. It's everywhere -Downtown Hong Kong you've got Peruvian attacked your senses – Japanese, Californian Japanese – you've fish markets and meat got all sorts of markets everywhere variations and imitations. Pan-

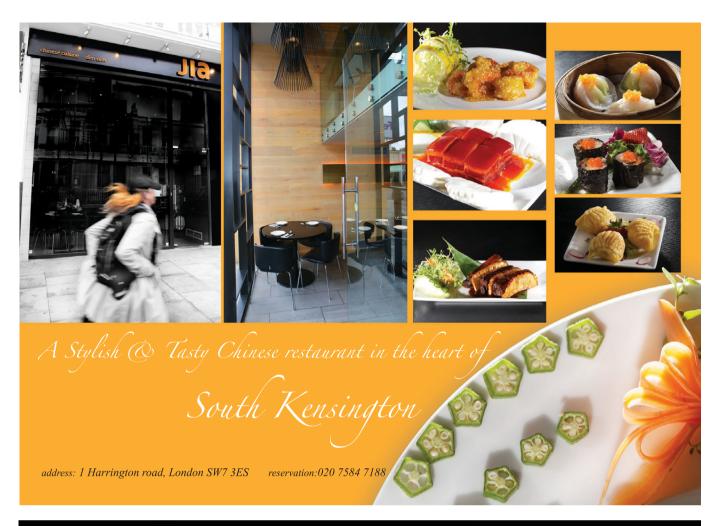
> going to be popular, it's light and healthy. Asian cuisine has transformed from takeaways with MSG to an interactive, healthy and friendly way of eating and the British public have taken to it.' It's because of this success that he

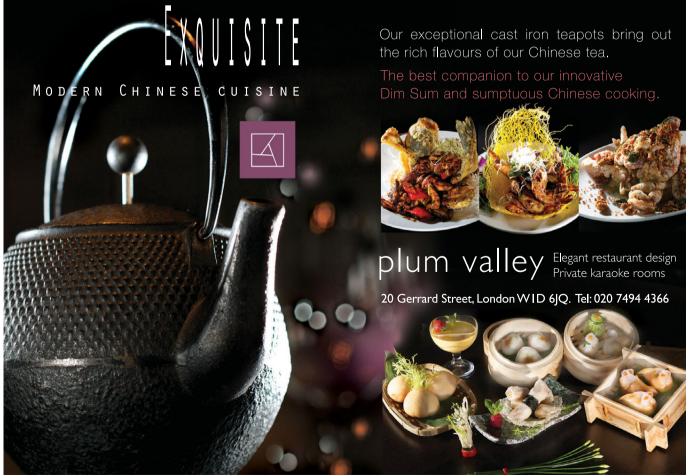
Asian is always

has such a full schedule of things coming up, including more involvement with the House of Ho, work with Oceana Cruise Lines, a possible opening in Miami and even a potential expansion for Beyond London - fittingly, given its name; a state of affairs that he describes as, 'a very busy time, but very exciting.'

But first of all, there's Christmas, and how will a no-doubt relaxing Pengelley spend it? 'I'll be working, but also spending time with family. Lots of eating, drinking and sleeping - not necessarily in that order!' One can hardly begrudge him the chance to end a memorable 2015 in such a fashion.

1A Kensington High Street W8 5NP; beyond-lounge.com







THE HOUR GLASS

Words ALEXANDER LARMAN

ensington is not generally associated with pub conversions that manage to improve on what was there before. Too often, a beloved back-street boozer finds itself transformed into an unimpressive identikit restaurant that ends up closing within a couple of years. This

not the case with Luke Mackay and David Turcan's new establishment, The Hour Glass, which took a dispiriting previous incarnation and has now gussied it up into something rather special.

If you're purely in the market for treating it as a pub, then the bustling downstairs should satisfy you, thanks to the bar snacks, which include sausage rolls, Scotch eggs, pork pies and the like. But it's the stylish upstairs dining room which has been attracting a lot of excited attention in the press. Despite the hype, this isn't an exercise in Michelin baiting, but simple food, done extremely well in unpretentious surroundings. The space is small, so it's best to book well in advance.

As if to prove what the kitchen's capable of, a stunning starter of pheasant soup with girolles beguiles and satisfies, just as a dish of



COST Dinner for two around £80

GOOD FOR ... restaurant-quality food at pub-level prices

WHAT TO EAT... those triple-cooked chips are not to be missed, and can be sampled on their own as a bar snack

> WHAT TO KNOW...

Luke Mackay is well worth following on Twitter, and can be found tweeting at @Lukemackaycooks

> RESIDENT RATING

The Hour Glass'wood pigeon, pickled quince, plack pudding and coasted hazelnuts

crab toast with sea vegetables represents the best use of uncomplicated ingredients to winning effect. A main of flat iron steak is alternately flavoursome and slightly gamey – always a risk with this cut – but is lifted by the excellent

triple-cooked chips in beef dripping (as good as Hawksmoor's) and a succulent bone marrow gravy. All of this is priced fairly – nothing over £18, and a great deal below that cost – and served with great friendliness by the excellent staff. Wines come by the glass, such as a decent Loire Sauvignon, or there's a good amount in the mid £20s and £30 mark.

The dessert list is short, but there's no doubt that we will both be having the chocolate and porter cake with honeycomb and cornflake ice cream. It lives up to expectations, being both rich and complex but reassuringly simple as well. In that sense, it offers a microcosm of the entire operation; top-notch food, done with flair in a humble pub. Mission very much accomplished.

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STRIKE A BALANCE

Work with the right teacher and you'll get the most from your yoga practice, says Trish Lesslie

trength, stamina, suppleness and serenity. Practise yoga regularly and those are just some of the benefits you can expect this ancient philosophy to bring to your mind and body. But with so many different schools of this physical, spiritual and mental discipline on offer, finding the practice that's right for you can be trickier than mastering a Downward Dog. From Hatha, the most traditional and basic style, to Iyengar, 'slow yoga', which Nigella Lawson says helps her keep a svelte physique, the array of techniques can be mind-boggling.

What works for your yogabunny friend might not work for you, so start by thinking about what you want from your practice – whether it's a meditative mindset, toned muscles or a combination of both.

'Some classes such as
Ashtanga vinyasa (as practised
by Madonna and Gwyneth
Paltrow) are notoriously
vigorous, while others like
Kripalu are much milder,'
explains Chris James
(chrisjamesmindbody.com), an
in-demand, London-based
yoga teacher. He recommends
you attend at least four or five
classes to see which style suits
you best.

But while classes are a great way to try out different types of yoga, the only way to get undivided attention from your instructor is to book in for private lessons. 'I'm a one-on-one specialist, and this is how traditionally yoga is taught, following the master/pupil model,' says James, who studied with masters in India in the 1990s. 'Yoga classes are more of a western adaptation of this model.'

Still, as well as allowing you to try out different styles, classes are a good way to search out an instructor who's right for you. As James points out: 'It's often down to the personality of the teacher, which is such so subjective.'

So if you think the fabulous instructor leading the

Kundalini class might just be 'the one', ask if he or she would consider taking you on as a private student. If not, then they should at least be able to recommend an instructor with a similar style who can.

'Once you've settled on a teacher, it's best to study with that person as much as possible, especially if you're working with a particular problem,' James advises. 'This gives the teacher time to get to know you so that he or she can tailor postures and instructions to suit your specific needs.'

It can take perseverance and patience to find the right instructor, but then those are just two of the qualities a good yoga practice will help you hone, along with a perfectly toned yoga body, of course. Let the search begin.

Attend four or five different classes to see which style suits



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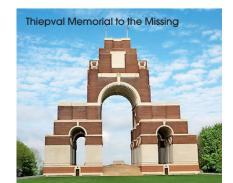


5 SPECIAL REASONS to visit France in 2016

The France Show is a treasure trove of wonders found just across the Channel

Mark the centenary of the Battle of the Somme by paying your respects to those who fell in World War I. The Historial de la Grande Guerre museum in Péronne is holding a 'Writers in the Great War' exhibition from April-November (tel: (Fr) 3 22 83 14 18, http:// en.historial.org). Meanwhile, the town of Albert has a series of events from 30 June to 2 July, with pipers, lights of remembrance, a multi-faith concert and a dramatic performance featuring soldiers' stories from the Somme 1916 museum. On 1 July, exactly 100 years since the battle began, services will take place at key sites including the Thiepval Memorial to the Missing. This is a limited, ticket-only event, but organisers are putting up giant screens in Amiens, Albert and Arras so everyone else can watch. visit-somme.com

Visit the Lascaux IV prehistoric cave art centre in Montignac-sur-Vézère in the Dordogne département. The €50 million complex, due to open in June, has been built about one kilometre from the original caves, where wall paintings dating back almost 20,000 years were discovered in 1940. The centre replaces the Lascaux II replica caves, which now open mainly to historians. projet-loscoux.com



Watch the start of the world's most famous cycle race in Normandy.
The 2016 Tour de France will begin on 2 July, with the cyclists racing from the abbey site of Le Mont-Saint-Michel to Utah Beach, one of the D-Day landing sites in June 1944. Stage two goes from Saint-Lô to Cherbourg-Octeville, and the Normandy leg concludes with the third stage leaving Granville for Angers in the Loire Valley. Letour.com

See the Uefa 2016 European football championships. The tournament, which is expected to bring 2.5 million fans to France, will be held from 10 June to 10 July in nine French cities: Paris, Bordeaux, Lens, Lille, Lyon, Marseille, Nice, Saint-Étienne and Toulouse. uefa.com

Gain an insight into thousands of years of winemaking at the Cité du Vin in Bordeaux. The ultra-modern, curved structure, which is set to open in June, will show visitors the relationship between wine and culture from ancient times to the modern day in all the world's major wine-growing areas. The building, anchored on the banks of the River Garonne, will feature an observation deck offering picture-postcard views of the city and the surrounding vineyards. Iaciteduvin.com

Enjoy the best of France - from food & drink to property - under one roof at The France Show, 29-31 January, Olympia; thefranceshow.com



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HISTORY LESSON

How different is the modern day classroom compared to 100 years ago – and does it prepare our children for what lies ahead?

Words SOPHIE STEAD

here are currently 1.9 billion children growing up around the globe, and these children will need to be equipped to face the many challenges that come their way. We are all aware of how much society and the demands on individuals have changed over the last century. The advent of computer technology means that we live in a global community, able to connect with people on the other side of the world and access information in seconds. Examined in this light, it is worth reflecting that despite revolutionary changes in industry and in our day to day lives, it appears that not that much has changed in the classroom since the Industrial Revolution. Blackboards and slates might have been replaced with whiteboards and tablets, but on the whole the format and content remains the same.

One hundred years ago, a teacher would have been a highly revered figure delivering facts and figures for students to write down and regurgitate. Rote learning, even in more 'creative' subjects, was considered a sign of a successful education. Analysing Shakespeare's use of the stage was less

important than being able to reel off whole passages of his plays. However, in the 21st century with the rise in creative and technology industries we need students not only to be able to read and write, but to be fluent in the language of technology, questioning what's in front of them and how we can keep breaking new ground.

Thankfully, in the UK, we have come a long way from this old-fashioned rote learning model. The relationship between the student and the teacher is becoming

more collaborative and teachers are encouraged to instil passion and creativity – asking students to take control of their study and develop an independence in their learning. Students are encouraged to question, build and test, and an important step forward has been the developing popularity of peer to peer learning. Whereas collaborative learning encourages students to learn with each other, peer to peer learning has been a growing trend encouraging students to learn from each other.

These new methods of teaching have seen the boundaries between teacher and pupil changing, creating an interactive classroom, much more in keeping with the style of working that students will be expected to engage in after school and university. Despite technological progression, we've found that the demand for excellent teachers to impart

Teachers are

encouraged to instil

passion and creativity

in the classroom

information in an engaging way very much remains alive.

Schools are under increasing pressure to ensure they prepare their students for careers and jobs that

are outside the scope of our imagination – no mean feat. If we can't accurately predict what challenges our children will be facing in the world of work, the one thing we can do is to provide them with as much confidence and strength of independent thought as possible.

Sophie Stead is a part of the Enjoy Education team, London's leading private tuition company. Find out more by calling 020 7352 8800 or visiting enjoyeducation.co.uk

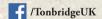
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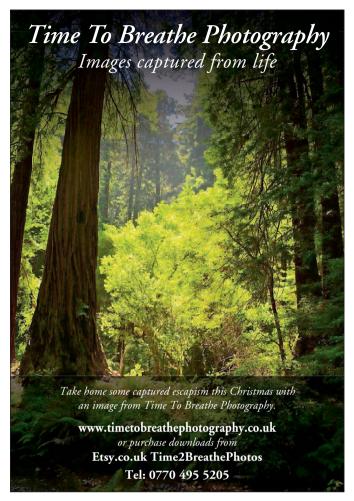




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- Property news discover the London homes for sale with illustrious past owners
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- 112 My dream home Step inside a refurbished Blue Plaque home in Kensington



s your New Year's resolution to buy a property in London, whether your first step on the ladder, a new home or an investment? The capital has certainly proved a safe place for people's money over the past decade and 2016 looks set to continue apace, especially in some outer lying areas of central London, as you'll discover in our Insight feature. You can also take a look inside some fascinating Blue Plaque homes as well as five of our favourite properties for winter.

LAULA Karen Tait, Property Editor

Editor's pick: This threebedroom, three-bathroom, Grade II listed mansion flat in Knightsbridge, SW1X, has a 24-hour porter and combines grand ceiling heights and beautiful period features alongside the latest technology: £7,950,000 (Chestertons, 020 7235 8090)







London homes with illustrious past owners

Play the blues

or a home with an interesting history, a blue plaque property usually hits the mark. Harrods Estates (harrodsestates.com) has several on the market, including a lower ground floor, refurbished one-bedroom apartment on Cromwell Road (£599,950), once home to British film-maker Alfred Hitchcock, responsible for such iconic films as *The Birds* and *Psycho*.

On Palace Gardens Terrace, an interior-designed four-bedroom townhouse is for sale at £4,795,000 – it once belonged to Percy Wyndham Lewis,

known for his surrealist and cubist paintings; find out more on page 112.

Meanwhile, Kay & Co (kayandco.com) are offering fans of The Beatles a chance to live within the building which once housed the iconic Apple Corps headquarters. A two-bedroom apartment within the boutique five-apartment development on Paddington Street and Baker Street is available for a long let at £1,350pw. The site was home to The Beatles' first shop, the Apple Boutique, launched in 1967 by John Lennon, George Harrison, Eric Clapton and Cilla Black.





A Marylebone flat in which writer H.G. Wells hosted his weekly book club in the 1930s is now for sale for £3.65m through Rokstone (rokstone.com). The 2,200sqft apartment has been refurbished into a luxury lateral pad providing exceptional 40m wide window frontage, making it the longest lateral apartment currently for sale in the West End. The four-bedroom apartment is on the sixth floor of Chiltem Court, a nine-storey Edwardian building fronting onto the Marylebone Road and Baker Street. Originally designed to serve as the HQ of the Metropolitan Railway Company and a luxury hotel, the internal fit out was halted at the outbreak of WWI; the hotel proposal was later replaced by a scheme of luxury mansion flats, completed in 1929. Author Amold Bennett and political cartoonist David Low also lived at Chiltern Court alongside H.G. Wells.



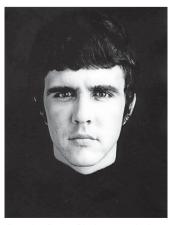
On the guestlist

The idea

A duplex penthouse which was home to musician and record producer Dave Clark, of The Dave Clark Five fame, has come onto the market in Mayfair. The 3,469sqft residence spans the top two floors of the Grade II listed Curzon Cinema building, with 1,316sqft of wraparound terraces.

The cinema on the ground floor has been a popular venue for royal visits, red carpet premiers and celebrity events. In 1967 the upper floor offices were converted into five luxurious apartments. Dave Clark purchased the two flats on the sixth and top seventh floors, converting them into a penthouse with futuristic features such as a cinema-screen-sized television from America, automatic blinds and noise-activated lights.

For sale at £15,500,000 (wetherell.co.uk), the interior-designed four-bedroom penthouse boasts floor-to-ceiling windows with rooftop views over Mayfair and London's West End.



Pop star Dave Clark converted two of the apartments into one luxurious penthouse





WHAT LIES AHEAD IN 2016?

As the PCL market flattens, new London locations look set to shine next year

Words FIONA BRANDHORST

t's set to be another interesting year in the London property market as stock shortages contribute to rising prices and interest rates can head only one way.

Stamp duty reform, very low inflation and tighter lending criteria will continue to moderate London's housing markets over the short term which could be good news for buyers, although continued demand and limited supply means overall London remains one of the strongest markets for price growth.

Savills predicts flat house price growth in 2016 followed by a two per cent rise in 2017 for its £5 million prime central London (PCL) market, which saw small annual price falls at the end of 2015 due to the impact of higher stamp duty charges introduced a year ago. Savills says prices in other prime London locations, less affected by stamp duty, are forecast to rise by two per cent





for each of the next two years.

Seventy per cent of UK homes worth £1 million plus are in London and rising property values in 2015 resulted in a number of new areas crossing over into prime thresholds. Earls Court, North and West Kensington, Bayswater and Victoria are the hotspots which have joined the established £1m plus PCL markets of Kensington, Westminster, Chelsea and Mayfair. Beyond central London the £1 million plus market will also take in more of Fulham, Highgate,

Chiswick, East Sheen and Dulwich in 2016.

'The catalyst for rising average property prices is often organic expansion, as locations with much lower prices than their neighbouring

areas benefit,' says Sophie Chick of Savills' research department. Regeneration and infrastructure improvements such as Crossrail will continue to play a big part in London this year, creating desirability and pulling wealth into new areas.

Knight Frank has revised its 2016 forecast for price growth in prime central London from 4.5 per cent to 2 per cent. Liam Bailey, Global Head of Research at Knight Frank, attributes this to the challenges of stamp duty: 'It's a factor that will continue to weigh on transactions and price growth into 2016.

However, the strength of the UK's economic recovery, employment growth in London and the likelihood of continued low interest rates mean price growth will remain positive in 2016.'

Demand will continue to be particularly strong for properties in the best condition and on a prime floor, street or square. However, Bailey adds that there's no sense the market is entering full-blown recovery mode after what has been a subdued 2015.

Price rises in the capital will force

The £1 million plus

market will take in

more of Fulham

and Chiswick

buyers out looking for cheaper property thus Strutt & Parker's fiveyear forecasts through to 2020 show that the south east of England will outperform London with growth of almost 23 per

cent against 19.8 per cent in London.

Will the effects of tightened lending continue to moderate the market? Cash buyers are still the most dominant in prime central London with 75 per cent of purchasers buying without a mortgage. However, Savills make the point that outside of this market, around 51 per cent of prime London buyers rely on a mortgage for at least half the purchase price, so the cost of mortgages, when interest rates rise, will have an impact.

While London continues to be a safe haven for foreign investment, British buyers are still the dominant group in

Must haves for 2016

MEDIA DENS

No longer just for cinema-style screening, the multi-media den can host live music, virtual gaming and the built-in bar provides interval refreshments

NIGHT KITCHENS

Perfect neighbour for the media den where you can serve your own sushi and smoothies without traipsing to the family kitchen

GROW YOUR OWN

Roof-top urban allotments to grow and share home-grown fruit and veg. Residents are creating their own pop up farmers' markets at home

BIKE BEDS

A basement dug deep for the Lycra lover's best buddie. Cost is potentially thousands but it could help to secure planning

PET SPAS

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CAR HEAVEN

A swanky garage with lift to basement parking, vanity window to the study and a turntable to get you into a tight spot. Say goodbye to pesky three point turns.

SNORE ROOMS

Luxury developers are creating a second master bedroom – the his or hers snoring room designed to ensure couples both get a decent night's sleep

every prime London region, meaning domestic wealth generation is critical to the ongoing success of the market. New tech businesses are increasingly seen as wealth creators and High Net Worth Individuals are a key source of demand for the important prime London residential markets.

Cluttons supports house price growth in the capital with the prediction of an annual rate of increase of around 3.5 per cent to 4 per cent between 2016 and 2019. It also expects interest rates to start nudging upwards by about 0.25 per cent every six months, although this may be pushed back if the global economy continues to falter.

The Royal Institution of Chartered Surveyors points to the persistent supply demand imbalance as the chief reason for house price growth. Chief economist Simon Rubinsohn says: 'We are locked in a cycle where the lack of available properties on agents' books is deterring some potential vendors from thinking about putting their own property on the market. Against this backdrop, it is hard not to see prices continuing to move higher in the early part of 2016.'

5 of the best... FAMILY ROOMS

Inviting and elegant spaces perfect for generational living and entertaining

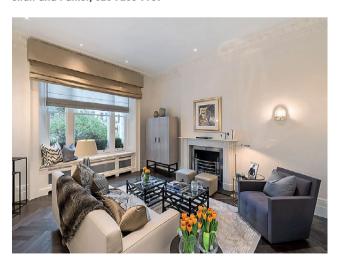


INTERIOR DESIGNED

Chesham Street, SW1X, £2,295,000

Newly refurbished and designed by leading interior design and development team Wilben, this apartment is filled with luxurious fixtures and bespoke furniture. The two bedroom property is situated on the third floor (with lift), benefitting from high ceilings and large windows.

Strutt and Parker, 020 7235 9959



CITY LIVING

Rutland Gate, SW7, £2,795,000

Situated south of Hyde Park and north of Brompton Road, this stunning raised ground floor flat is found in a perfect location for a couple looking for a city pad. Accommodation includes a master bedroom, reception room, kitchen and access to communal gardens.

W.A.Ellis, 020 7306 1610



PERFECTLY PRESENTED

Cresswell Place, SW10, £3,500,000.

Situated on a cobbled mews just off The Boltons, this house has an exceptionally spacious interior. There are three bedrooms including the master suite on the first floor and direct access to a flat roof area. In addition the house has a large integrated garage.

Knight Frank, 020 7349 4300



LUXURY APARTMENT

Ennismore Gardens, SW7, £2,000,000

In the heart of what is referred to as 'Knightsbridge Village' this beautifully designed one-bedroom apartment has an open plan reception room with a spacious kitchen/dining room opening out onto a private west-facing roof terrace.

Maskells, 020 7581 2216 / Jackson Stops & Staff, 020 7581 5881



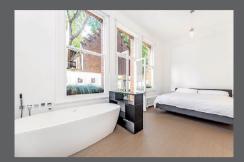


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Egerton Gardens, Chelsea SW3

£825 per week* Furnished





A truly spectacular living space in prime Knightsbridge. The flat also benefits from access to beautiful gated communal gardens.



651 sq ft (60 sq m) Reception room | Bedroom | Bathroom | Two fireplaces I Private garden I Communal gardens | EPC rating C

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Gowan Avenue, Fulham SW6

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Tryon Street, Chelsea SW3

£2,850,000 Freehold









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1,266 sq ft (117 sq m)

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Kensington Park Gardens, W11



11,660 sq ft (1,083 sq m) Guide price £24,000,000 Freehold Notting Hill Sales 020 7221 1111

Lowndes Square, SW1



3,831 sq ft (355 sq m) Guide price £14,250,000 Leasehold Knightsbridge Sales 020 7235 9959

Durham Place, SW3



4,231 sq ft (393 sq m) Guide price £10,950,000 Freehold Chelsea Sales 020 7225 3866

Scarsdale Villas, W8



3,437 sq ft (319 sq m) Guide price £7,500,000 Freehold Kensington Sales 020 7938 3666

Upper Phillimore Gardens, W8



5,754 sq ft (534 sq m) Guide price £19,000,000 Freehold Kensington Sales 020 7938 3666

Rutland Gate, SW7



3,924 sq ft (364 sq m)
Guide price £12,950,000 Share of Freehold
Knightsbridge Sales 020 7235 9959

Upper Cheyne Row, SW3



3,804 sq ft (353 sq m) Guide price £8,500,000 Freehold Chelsea Sales 020 7225 3866

Leinster Corner, W2



4,857 sq ft (451 sq m) Guide price £6,950,000 Freehold Notting Hill Sales 020 7221 1111

Cheyne Walk, SW3



6,266 sq ft (582 sq m) Guide price £15,000,000 Freehold Chelsea Sales 020 7225 3866

Wilton Street, SW1



4,267 sq ft (396 sq m) Guide price £11,000,000 Freehold Knightsbridge Sales 020 7235 9959

Drayton Gardens, SW10



4,072 sq ft (378 sq m) Guide price £7,500,000 Freehold Chelsea SW10 Sales 020 7373 1010

Queen's Gate Gardens, SW7



2,706 sq ft (251 sq m)
Guide price £6,000,000 Share of Freehold
Chelsea SW10 Sales 020 7373 1010



STRUTT&PARKER

One Hyde Park, SW1



988 sq ft (91 sq m)
Guide price £5,950,000 Leasehold
Knightsbridge Sales 020 7235 9959

Crompton Court, SW3



1,333 sq ft (123 sq m)
Guide price £2,995,000 Leasehold
Chelsea Sales 020 7225 3866

Princedale Road, W11



1,336 sq ft (124 sq m) Guide price £2,650,000 Freehold Notting Hill Sales 020 7221 1111

Henniker Mews, SW3



1,234 sq ft (114 sq m) Guide price £2,295,000 Freehold Chelsea SW10 Sales 020 7373 1010

Sutherland Place, W2



2,489 sq ft (231 sq m) Guide price £3,750,000 Freehold Notting Hill Sales 020 7221 1111

Thornwood Gardens, W8



1,367 sq ft (126 sq m) Guide price £2,750,000 Leasehold Kensington Sales 020 7938 3666

Winchendon Road, SW6



2,067 sq ft (192 sq m) Guide price £2,395,000 Freehold Fulham Sales 020 7731 7100

St Maur Road, SW6



2,121 sq ft (197 sq m) Guide price £2,200,000 Freehold Fulham Sales 020 7731 7100

Hurlingham Road, SW6



2,551 sq ft (237 sq m)
Guide price £3,250,000 Freehold
Fulham Sales 020 7731 7100

Brunswick Gardens, W8



1,410 sq ft (131 sq m) Guide price £2,700,000 Leasehold Kensington Sales 020 7938 3666

Chesilton Road, SW6



2,000 sq ft (186 sq m) Guide price £2,395,000 Freehold Fulham Sales 020 7731 7100

Roland Gardens, SW7



1,047 sq ft (97 sq m)
Guide price £1,795,000 Share of Freehold
Chelsea SW10 Sales 020 7373 1010



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struttandparker.com

South Eaton Place, SW1W



6,100 sq ft (567 sq m) Freehold Guide price £18,500,000

Cadogan Square, SW1X



4,001 sq ft (372 sq m) Leasehold Guide price £13,950,000

Rutland Gardens, SW7



2,709 sq ft (251 sq m) Freehold Guide price £7,150,000

Royal Court House, SW1X



1,926 sq ft (178 sq m) Leasehold Guide price £6,250,000

Chester Square, SW1W



Guide price £16,500,000

Cadogan Place, SW1X



4,016 sq ft (373 sq m) Share of Freehold Guide price £11,250,000

Lowndes Square, SW1X



3,224 sq ft (299 sq m) Leasehold Guide price £6,800,000

Lowndes Square, SW1X



3,661 sq ft (340 sq m) Leasehold Guide price £5,950,000



STRUTT&PARKER

Clabon Mews, SW1X



2,387 sq ft (221 sq m) Share of Freehold Guide price £5,650,000

Grosvenor Crescent Mews, SW1X



2,069 sq ft (192 sq m) Freehold Guide price £4,950,000

Bloomfield Terrace, SW1W



2,491 sq ft (231 sq m) Freehold Guide price £3,950,000

The Knightsbridge, SW7



781 sq ft (72 sq m) Leasehold Guide price £3,350,000

Chester Street, SW1X



3,136 sq ft (291 sq m) Leasehold Guide price £5,450,000

West Eaton Place, SW1X



1,575 sq ft (146 sq m) Share of Freehold Guide price £4,500,000

Lennox Gardens, SW1X



1,492 sq ft (138 sq m) Leasehold Guide price £3,950,000

Ennismore Gardens, SW7



1,249 sq ft (116 sq m) Leasehold Guide price £1,350,000





Redcliffe Road, SW10

GUIDE PRICE \$5,650,000

This is an excellent family house that is situated just off the Fulham Road. Included within the accommodation is a master bedroom suite, a beautiful first-floor drawing room, a generous kitchen/dining room, three further double bedrooms (one ensuite), two studies and two additional sitting rooms.



KnightFrank.co.uk/chelsea 352A Kings Road Chelsea SW3 5UU 020 3641 5901



LUCY HOLROYD ASSOCIATE AT KNIGHT FRANK CHELSEA

The idea of a 'New Year, New You' applies to buying and selling property too

ith a New Year ahead of us we are entering a truly exciting period. This is the time of year we all use as an excuse to change or plan our next moves: 'a fresh start, out with the old and in with the new'. And one of those areas we often consider changing is our homes whether it be relocating, upsizing, downsizing, changing scenery or moving closer to good schools.

In 2015 we saw the market adjust to the stamp duty changes, however it by no means stopped. Yes, there was a softening of prices in Prime Central London properties, and as a result of the adjusting, some properties took longer to sell than expected. But equally there were some fantastic prices achieved in record timings. Whilst it might seem obvious, it is fair to say the crucial factor in these transactions came down to the correct pricing in order to achieve a successful sale.

With the recent announcement from Chancellor George Osborne that buy-tolet investors and those purchasing second homes will be subject to an extra three

This rare low-built house on Justice Walk is priced at £5,500,000 This is the time of year we all use as an

excuse to plan our next move



per cent on the rate of stamp duty from April 2016, it is natural to assume that we are likely to experience more adjustment in the market.

However, with this change comes the possibility that the first quarter of 2016 could be a very active one. With the increase on the horizon, the pre-April window presents a prime opportunity to buy - particularly for investors and additional home owners - before the percentage is altered. The New Year comes with new challenges, but we're ready to tackle them head on.

Knight Frank Chelsea 352A King's Road SW3 5UU, 020 7349 4300; knightfrank.co.uk







Ebury Street, Belgravia SW1

An exceptional five bedroom family home in the heart of Belgravia

A classic 5 bedroom white stucco fronted town house located in the heart of Belgravia. The property is presented in excellent condition, providing well-proportioned living accommodation throughout. Master bedroom with en suite bathroom, 4 further bedrooms, 3 bathrooms, reception room, sitting room, 2 kitchens, breakfast room, study, WC, storage room, 3 terraces, balcony. EPC: D. Approximately 285 sq m (3,067 sq ft).

Freehold

KnightFrank.co.uk/belgravia belgravia@knightfrank.com 020 3641 5907







PELOTON PLACE

408 UPPER RICHMOND ROAD



SW15

9 LUXURY APARTMENTS

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*PRICES CORRECT AT TIME OF GOING TO PRESS.

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SALES AGENT



A DEVELOPMENT BY













The Lanchesters, W6 Prices from £675,000 Leasehold

Stylish new apartments with high specification in this conveniently located new development. All apartments come with Miele appliances as well as high quality bathrooms and underfloor heating. **EPC:C**







Moore Park Road, SW6 £2,250,000 Freehold

An outstanding five-bedroom family house ideally located just off Eel Brook Common. This impressive property has recently been extended to provide wider than average accommodation arranged over three floors. **EPC:E**



















The Tower, St George's Wharf, SW8

An exceptional three bedroom, two bathroom apartment with river views throughout situated • Concierge in The Tower; a brand new development in Vauxhall with extensive on-site facilities for residents including gym and spa, cinema, lounge, meeting rooms, swimming pool with river views, 24 hour porter and concierge services and underground parking. The apartment is offered unfurnished and has comfort cooling, integrated media and security systems. EPC:B

£1,490 per week* Unfurnished

- · Third Floor
- · Lift Access
- · Sky Garden
- Gym
- · Pool

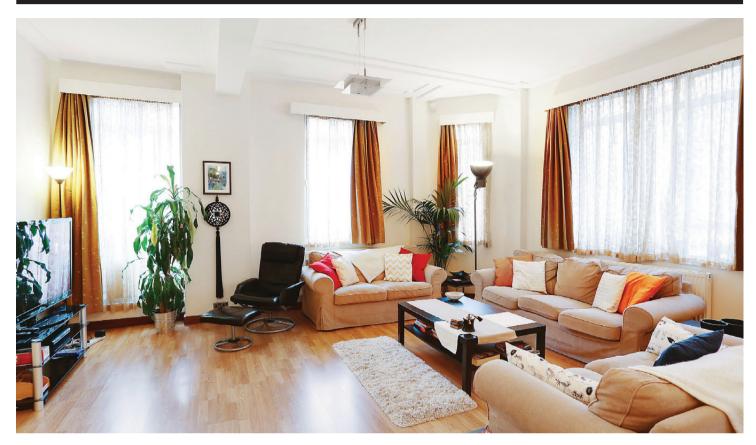






HARRODS ESTATES LUXURY PROPERTY AGENTS

Fstablished 189'





CHELTENHAM TERRACE, Chelsea SW3

A spacious three double bedroom ground floor apartment on Cheltenham Terrace. Located in Whitelands House but with its own private entrance, the apartment benefits from both a quiet and convenient location. Generous accommodation is provided throughout with further scope to improve the current layout should it be desired. The apartment is located moments from the King's Road and its world class shopping and dining and would make an ideal pied-a-terre. Offered with no onward chain. EPC rating C.

Share of Freehold

Guide price: £3,500,000

020 7225 5911

mark.greenway@harrodsestates.com



KNIGHTSBRIDGE OFFICE: 82 BROMPTON ROAD LONDON SW3 IER T: 020 7225 6506

MAYFAIR OFFICE: 61 PARK LANE LONDON WIK IQF T: 020 7409 9001

CHELSEA OFFICE: 58 FULHAM ROAD LONDON SW3 6HH T: 020 7225 6700

KENSINGTON OFFICE: 48-50 KENSINGTON CHURCH STREET LONDON W8 4DG T: 020 3650 4600

HARRODSESTATES.COM



HARRODS ESTATES LUXURY PROPERTY AGENTS

Established 1897





NORFOLK CRESCENT, Hyde Park W2

Offering breath-taking views towards Hyde Park and the City of London is this fantastic four bedroom apartment (approximately 1,559sq ft/144.8sq m) located moments from Connaught Village. This twelfth floor residence is full of natural light and comprises large reception, master bedroom with ensuite bathroom and three further bedrooms. The building benefits from porter, 24-hour security and parking on a first come, first served basis. EPC rating C.

Share of Freehold

Guide price: £3,250,000

020 7409 9047

robert.cox@harrodsestates.com



KNIGHTSBRIDGE OFFICE: 82 BROMPTON ROAD LONDON SW3 IER T: 020 7225 6506
MAYFAIR OFFICE: 61 PARK LANE LONDON WIK IQF T: 020 7409 9001
CHELSEA OFFICE: 58 FULHAM ROAD LONDON SW3 6HH T: 020 7225 6700
KENSINGTON OFFICE: 48-50 KENSINGTON CHURCH STREET LONDON W8 4DG T: 020 3650 4600

HARRODSESTATES.COM





MY MONTH

After 18 months of an unpredictable property market, things are on the up with a positive outlook on the horizon for spring

Words EDWARD THOMSON



What has been the most challenging aspect of your month?

Managing the emotional reaction of a fabulous contact/buyer of mine, who had set her heart on

purchasing a wonderful apartment that we agreed to another buyer. Our client honoured an agreement at a lower price and thus my contact was distraught her efforts to buy the property did not result in a contract.

What has been your personal highlight?

Agreeing the sale of a small flat at a good price after a lovely client had been misled on price by another, former agent. The second floor, two-bedroom property in a lovely building had been on the market for a year, but was originally launched at an asking price 26% above our original recommendations!

Describe an exceptional property that has come on to the market...

One of the Penthouse apartments on top of Crompton Court, Brompton Cross that we launched and agreed terms on very rapidly. The property has one of the most exceptional views of Chelsea, and the City sky-line, of any property I have seen. It was a perfectly-proportioned two bedroom property with two amazing terraces; the archetypal 'Sex in the City apartment'.

How has the market been performing?

In October we agreed £44,415,000 of property in Chelsea, which after 18 months of a relatively flat market, is a sign of

green shoots. I suspect the market will respond very well in the spring, which will very likely lead to capital growth. The smart money is buying now.

What local campaigns have you been involved recently?

We sponsored an event for the Cheetah Conservation Fund, a charity close to my heart, and raised over £20,000. We sold a wonderful exhibition of wildlife photography at the fabulous Patrick Mavros store on the Fulham Road. My friend Alex Mavros kindly donated the use of the store and a beautiful silver Cheetah statue which we raffled for the charity.

What has been the most unusual question or request you've received from a client?

I recently I had to satisfy a buyer's request to pull up a carpet and few floor-

boards to check a joist. This is an unusual request and even more so for a seller to agree to it prior to an exchange. But we managed it very easily and all proved to be OK in the end.

Edward Thomson Associate Strutt & Parker, 020 7225 3866; struttandparker.com

Last month we agreed

£44,415,000 of

property in Chelsea,

a sign of green shoots



BEANEY PEARCE





Petersham Mews, SW7

£3,800,000

A beautifully presented, three bedroom mews house located on a sought after residential road in South Kensington. Accommodation comprises a private garage, a terrace and a balcony. Further benefits from being recently refurbished to a high standard throughout and offers over 2,100 sq. ft of ample living space, energy rating c.

South Kensington Sales

020 7838 1888

BEANEY PEARCE





£2,800,000

A well proportioned three/four bedroom apartment set within this handsome period property. Offering a share of the freehold and ample storage space, energy rating f.

South Kensington Sales

020 7838 1888



Elvaston Place, SW7

£1,600,000

A charming two double bedroom, two bathroom third floor apartment finished to a high standard. The communal area has been recently refurbished, energy rating c.

South Kensington Sales

020 7838 1888



Thurloe Square, SW7

£750 p/w

A one bedroom garden property located on a popular square in South Kensington. Ideal for access to local amenities and transport links, energy rating c.

South Kensington Lettings

020 7838 1888



Collingham Gardens, SW5

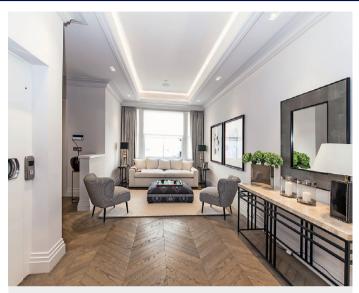
£495 p/w

A spacious one bedroom apartment set within a handsome period building with access to Collingham Gardens. The property benefits from ample storage space, energy rating e.

South Kensington Lettings

020 7838 1888

BEANEY PEARCE





£5,750,000

A spacious three double bedroom house set within a sought after mews in the heart of Knightsbridge. Further benefits from ample storage space throughout, energy rating c.

Chelsea Sales 020 7590 9510



Thackeray House, SW3

£3,495,000

A well proportioned two bedroom penthouse set within this charming red brick period mansion block in the heart of Chelsea. Offering in excess of 1,500 sq. ft, energy rating d.

Chelsea Sales 020 7590 9510



Cadogan Gardens, SW3

£5,000 p/w

This four bedroom maisonette is situated within a red brick period conversion on Cadogan Gardens. Offering a private roof terrace and direct lift access, energy rating d.

Chelsea Lettings 020 7590 9500



Smith Terrace, SW3

£1,750 p/w

A beautifully presented four bedroom, family house situated on a sought after residential road. Ideally located for access to the Kings Road, local amenities and transport links.

Chelsea Lettings

020 7590 9500

Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.



LOCKETT

ESTATES

o20 7381 4998 • 190 Fulham Palace Road London W6 9PA sales@lockettestates.co.uk • lettings@lockettestates.co.uk • www.lockettestates.co.uk







Murcia, Spain

Key ready reformed country style villa with 3 bedrooms, 2 bathrooms, open plan lounge-kitchen area, large gardens with off road parking and mature trees. Located just 10 minutes from San Javier airport, 5 minutes drive to the beaches and 2 minutes to Dos Mares shopping complex. Finished to a high modern-contemporary finish with island feature in the kitchen, modern handleless cupboards, double glazed doors and windows and central heating system.

€259,000

sales@lockettestatesinternational.co.uk

















LOCKETT

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020 7381 4998 • 190 Fulham Palace Road London W6 9PA

sales@lockettestates.co.uk • lettings@lockettestates.co.uk • www.lockettestates.co.uk







Tasso Road, W6

An excellent opportunity to buy a three bedroom, two bathroom Edwardian property with potential to extend to the side, rear and into the loft (subject to planning permission). The property has been improved to include newly fitted bathrooms and double glazing, but would benefit from a new kitchen and general cosmetic updating. EPC rating: D

£1,175,000 020 7381 4998















HOMES TO VIEW

MARKHAM STREET SW3 – FREEHOLD

A charming and beautifully presented three bedroom townhouse with great entertaining space situated just off the King's Road.

The house is situated on the western terrace of Markham Street at the King's Road end of the street, close to the amenities of Chelsea Green and Sloane Square underground station.

The property boasts charm and character with a spacious drawing room overlooking a bright, double height sitting room below. The house also benefits from air conditioning in the kitchen and both larger bedrooms.

020 7768 2037 chelsea@cluttons.com





MARKHAM STREET SW3 - FREEHOLD £3.425.000 - 3 bedrooms EPC rating: D | Ref: SLO120058



cluttons.com

Sales: 020 7768 2037 Lettings: 020 7768 2609 chelsea@cluttons.com

TRINITY HOUSE W14 – LEASEHOLD

A spectacular penthouse apartment arranged over two floors situated within a superb new development.





TRINITY HOUSE
W14 – LEASEHOLD
£13,500,000 – 6 bedrooms
EPC rating: C | Ref: TOW150023

This stunning penthouse apartment offers exceptional entertaining space with access to a large wrap-around terrace and uninterrupted views across the London skyline.

With family accommodation of nearly 4,000 sq ft this meticulously designed apartment has six bedrooms, all with en suite bathrooms and a separate guest cloakroom. This spacious apartment also has underfloor heating to the bathrooms, comfort cooling throughout and secure underground parking for two cars.

- Penthouse apartment
- Six en suite bedrooms
- Underfloor heating
- Spa
- Swimming pool
- Cinema
- Gym
- 24 hr concierge

020 7768 2037 chelsea@cluttons.com

DRUCE

PRIME LONDON RESIDENTIAL PROPERTY



CRANLEY GARDENS, SW7 £649,950 LEASEHOLD

A beautifully presented one bedroom property in the heart of south Kensington. The property is extremely bright and has been refurbished well throughout. An excellent rental investment or high end pied a terre.



TADEMA ROAD, SW10 £1,365,000 FREEHOLD

A rare to the market unique town house in Chelsea within this wonderfully designed private gated informal communal terrace. with off street private secure parking and a secure entry system. The property is utterly charming and spacious and offers an excellent entertaining area with an open plan reception and kitchen. The property has recently been refurbished and is offered in excellent condition with wonderful wooden floors in the main living area.



EDITH GROVE, SW10 £1,399,500 FREEHOLD

A wonderful bright apartment with its own private entrance on the raised ground floor. The property is essentially the upper part of a wonderful house in the heart of Chelsea and close to all the local amenities of Kings road, Fulham road and South Kensington. The property is beautifully presented throughout and has wonderful wooden floors, high ceilings and many period features mixed with a wonderful twist of modern finishes throughout.



CRANLEY GARDENS, SW7 £1,500,000 SHARE OF FREEHOLD

A stylish and light two bedroom apartment located on the third floor with a lift of this period building in this highly prestigious location. The reception room has wooden flooring with easterly views over the garden square, kitchen, two good sized bedrooms one with en-suite bathroom and the second bedroom leads onto the west facing roof terrace, separate shower room. Cranley Gardens is ideally located for the abundance of shops and restaurants of both the Fulham Road and Old Brompton Road as well as South Kensington tube station.





DRUCE

PRIME LONDON RESIDENTIAL PROPERTY



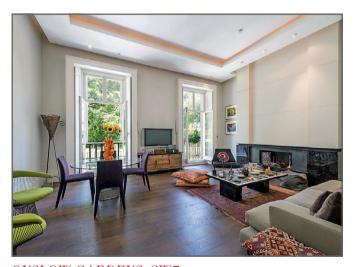
QUEEN'S GATE, SW7 £2,375,000 SHARE OF FREEHOLD

An absolutely stunning impeccably finished spacious two bedroom, two bathroom property in this highly desired location benefiting further from a lift and day porter. The property is extremely bright and quiet and has the added benefit of air conditioning. The property has a wonderful separate kitchen and a fantastic living room with a fantastic fire place. The apartment further benefits from excellent storage throughout and the communal parts are immaculate. Viewing is highly recommended. This property works as an excellent rental investment or equally for an end user.



STANHOPE MEWS, SW7 £3.250.000 FREEHOLD

An extremely well positioned four bedroom, two bathroom Mews house in the heart of South Kensington benefiting from a magnificent private terrace, a large private garage and a delightful communal garden. The property is in excellent condition and would make a great family home or a high end investment property. Viewing is highly recommended.



ONSLOW GARDENS, SW7 £2,850,000 SHARE OF FREEHOLD

This is a unique opportunity to purchase a wonderful maisonette with direct access to Onslow Gardens, as well as the benefit of it's own private patio. An elegant ground floor reception room with high ceilings and French doors leading directly onto the communal gardens. The accommodation further comprises: kitchen, two bedrooms, two bathrooms (one en-suite), a walk in wardrobe and further storage cupboards. Onslow Gardens is one of South Kensington's premier Garden Square's and ideally located for the wealth of shops and restaurants the area has to offer. South Kensington Underground is also close by.



ONSLOW GARDENS, SW7 £2,750,000 SHARE OF FREEHOLD

An immaculately presented duplex apartment in one of this highly sought after location in the heart of South Kensington. The property has a grand reception with period features and high ceilings with wonderful wooden floors and a beautiful ornate fireplace. The property benefits further from a wonderful separate kitchen which again has a real sense of space. The property comprises two double bedrooms, two bathrooms and both bedrooms offer excellent storage. The apartment is drenched in light and has the benefit of access to one of the most beautiful communal gardens in the Onslow's.





HOT TREND

Why the underrated London postcode of W12 is fast becoming a property hotspot

Words BEN PODESTA



t's fair to say that W12 hasn't always been a desirable location. The postcode made famous by the BBC Television Centre has historically been a stark tangle of railway

tracks and main roads, with industrial and commercial buildings crouched amongst them.

All this is set to change with a plan to transform the White City area into London's hottest new district with over 5,000 new homes, shops and restaurants, green spaces, an Imperial College campus, office space and branch of Soho House, as well as an expansion of the current Westfield site to include John Lewis. The £8billion regeneration of W12 involves 110 hectares of land which has been designated a development opportunity area by Hammersmith and Fulham Council.

The next ten years will see the fruition of several major schemes

planned to transform the area. The first of these is an investment by Westfield of over £1billion to create a new residential quarter north of the iconic shopping centre. In April 2014, the London Borough of Hammersmith and Fulham granted Westfield planning consent to build 1,347 new homes, new leisure facilities and shops.

The second major development is a £500 million revamp of the old Television Centre by property developer Stanhope. Much of the original

architecture including the famous 'doughnut' building, the atomic dot wall and statue of Helios will be retained, while a new office block will incorporate the Soho House hotel with its rooftop swimming pool. More houses will be built around the site with landscaped routes through to Hammersmith Park and Shepherds Bush.

Property developer St James has also

started a community consultation over its plans to build hundreds of homes, a new public park and open up railway arches to access Notting Hill on the other side of the tracks.

And last but not least, Imperial College has started building Imperial West, a 25-acre science and education campus straddling the A40.

White City will

transform into London's

hottest new district

All of this means there are plenty of great investment opportunities in the wider area.

Just north of the proposed development

is a collection of quiet streets with period houses such as Eynham Road and Bracewell Road, which will benefit from the regeneration. The W10 area also looks set to benefit with easy pedestrian access being planned from the regenerated sites.

Mountgrange Heritage Notting Hill, 020 7221 2277, ben@mountgrangeheritage.co.uk; mountgrangeheritage.co.uk

MOUNTGRANGEHERITAGE (mh)









Stratford Road, W8 £1,999,950 Leasehold

A spacious and bright, split-level maisonette located in the ever-popular 'Stratford Village'. Arranged over the first and second floor of this handsome Victorian building the I 230 sq ft (approx.) property benefits from its own private entrance on the ground floor, off-street parking for one car, generous storage throughout and well-proportioned entertaining space. EPC=E. Large reception room, three double bedrooms, family bathroom, shower room, separate eat-in kitchen, and a private parking space in front of the property. **Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

MOUNTGRANGEHERITAGE (mh)









Pembridge Villas, WII £4,500,000 Freehold

A rare investment opportunity to acquire an unbroken freehold building comprising four self contained flats in prime Notting Hill. The apartments are currently let out producing £116,220 per annum which represents a gross yield of 2.6%. A full scheme of external renovations was completed in October 2015 which also included upgrading the common hallways. The flats themselves are offered in excellent condition and are let on assured shorthold tenancies, full details of which are available upon request. **Sole Agents**

020 7221 2277 ben@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

MOUNTGRANGEHERITAGE (mh)









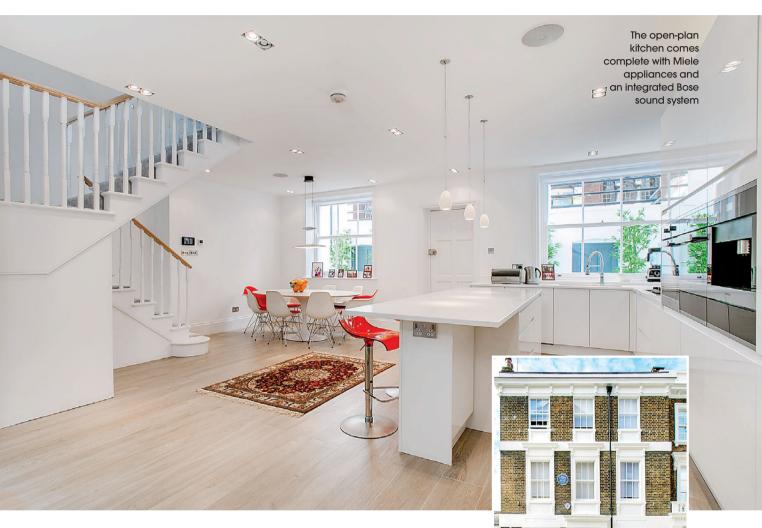
Lansdowne Road, WII £4,650 per week Fees Apply

Beautiful house with garden and direct access to communal gardens on this wonderful street in Notting Hill. The property has been designed and furnished with incredible flair to provide the perfect balance of family accommodation and elegant entertaining space. Available for long or short lets immediately. EPC=F. Two reception rooms, four bedrooms, three bathrooms, kitchen, garden and access to communal gardens. Furnished. Sole Agents 020 722 I 2277 neha@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk

MY DREAM HOME

This grand Kensington home, once owned by English painter and novelist Percy Wyndham Lewis, is a rare find for W8



PALACE GARDENS TERRACE, W8



Nicholas Shaw, Kensington Residential Sales Manager at Harrods Estates

Why it's a great buy

This stunning house on Palace Gardens Terrace is situated in one of the most

prestigious addresses in W8. Its striking double frontage is an imposing statement. Internally, the property has been refurbished to a modern standard with open plan lateral spaces, making it ideal for entertaining.

The wow factor

The house has been honoured with a Blue Plaque as it was the former home of English

Painter and Novelist, Percy Wyndham Lewis, who was known for his semi-abstract cubist paintings. The house benefits from three-metre ceiling heights on the ground and first floor, giving a real sense of grandeur and space. The interior design perfectly blends period features with contemporary finishes.

Who it would suit

The house would be ideal for a young family or couple that are looking for spacious lateral living, or for someone looking for a turn-key home in a fantastic location.

My favourite room

The open plan kitchen/dining room is my favourite room. The light-filled space is

complete with a modern kitchen, Miele appliances and integrated Bose sound system. The wine storage vault and handmade Tobias Grua chandeliers are particularly favourite features of mine.

Why you should buy it

This is a rare opportunity to own a property on this road, which is perfectly situated in the tranquillity of Kensington, yet only a five minute walk from the buzz of Notting Hill.

£4,795,000, 020 3650 4600; harrodsestates.com



£1,785,000

Gloucester Road, SW7 A well presented, three double bedroom lateral apartment ideally located on the sought after Gloucester Road in South Kensington





- Three bedrooms
- Large reception room
 Separate kitchen
 Portered block
 Ample storage
 Energy rating d

- South Kensington & Chelsea sales 020 7373 8883









chard.co.uk

Chard

Rosary gardens, SW7

A beautifully presented two bedroom apartment ideally located in the popular Rosary Gardens

£1,150,000







- Two bedroomsTwo bathrooms
- Study and storage room
- Own street entrance
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Cromwell Road, SW7

A well proportioned fourth floor apartment offering two bedrooms and lift access

£985,000







- -Two bedrooms
- -Two bathrooms
- Open plan reception
- Stucco fronted building
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883



Lord Kensington House, W14

A two bedroom apartment located on the tenth floor of this new development



£1,400,000

- -Two bedrooms
- -Two bathrooms
- New development
- On site facilities
- Ideal for local amenities
- Spacious accommodation

South Kensington & Chelsea sales 020 7373 8883

Queen's Gate, W14

A spacious third floor two bedroom apartment set within a popular red brick mansion block



£795,000

- Two bedrooms
- Separate kitchenSpacious throughout
- Views overlooking Oueens dub
- Communal Gardens
- Energy rating e

South Kensington & Chelsea sales 020 7373 8883

Harwood Terrace, SW6

A recently refurbished four bedroom, three bathroom house with access to outside space



£1,950,000

- Four bedrooms
- -Three bathrooms
- Two parking spaces

- Recently refurbished

Outside space and balconies

- Energy rating d

Abbey Gardens, W6

A well proportioned one bedroom apartment ideally situated for access to local amenities



£399,950

- One bedroom
- Separate kitchen
- -Top floor
- Fulham sales 020 7731 5115
- Ample storage space
- Parking space
- Energy rating c



chard.co.uk

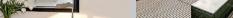
Chard

Hans Road, SW3

A recently refurbished two bedroom apartment arranged over the top floor with lift access

£1,100 p/w





- Two double bedroomsTop floor with lift access
- Separate kitchen
- Reception room overlooking Harrods
- Knightsbridge stationEnergy rating d

South Kensington & Chelsea lettings 020 7244 7711

Brechin Place, SW7 This raised ground floor one double bedroom apartment benefits from a private rear garden









-One bedroom flat

- Raised ground floorOpen plan kitchenWood floors
- Private gardens
- Gloucester Road station

South Kensington & Chelsea lettings 02072447711



St. Dunstans Road, W6

A four bedroom family house arranged over three floors with access to a private garden



£1,050 p/w

- Four bedroom family house
- Private patio gardenWooden floors

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Raniville Road, W6

A spacious two bedroom apartment with views overlooking the river Thames



£595 p/w

- Two double bedrooms
- Wooden flooringOff street parking

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- -Two bathrooms
- Hammersmith station
- Energy rating c

Battersea Reach, SW18

This two double bedroom apartment offers a private balcony and located in Battersea Reach

Spacious reception roomBarons Court station

- Energy rating e



£485 p/w

- Views of the river Thames
- Reception room with private balcony
- Semi open plan kitchen
- Third floor with lift access
- Two bathrooms (one en suite)Wandsworth Town station

Lillie Road, SW6

This one double bedroom top floor apartment is located in the heart of West Brompton



£365 p/w

- One double bedroom
- Wooden floors
- Separate kitchen
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- -Third floor flat
- Family bathroom
- Earls Court station

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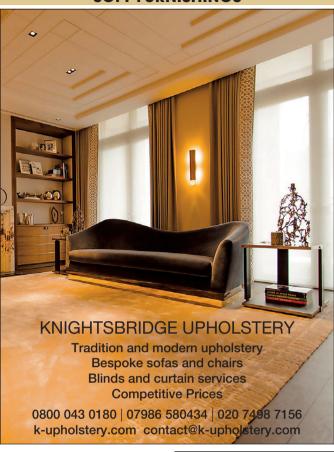
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NEW RULES FOR SECOND HOME OWNERS



Change, once again, is in the air for the tax you pay when buying a property in the UK – also known as Stamp Duty Land Tax - but this time the Chancellor is targeting a specific group – "second home owners".

In his latest Autumn Statement, the Chancellor George Osborne took a step further into how Stamp Duty Land Tax (SDLT), is determined. As it stands, SDLT is dependent on the cost of a property and calculated through a tiered or slab system (you pay no SDLT on the first £125,000, 2 percent on £125,000 to £250,000, 5 percent on £250,000 to £925,000, 10 percent on £925,000 to £1,500,000 and 12 percent above £1,500,000) – but the Treasury will now be looking more closely into the use of your home, and if it's not your primary residence, you will be taxed at an increased level for the privilege.

A TAX ON SECOND HOMES

Under the new rules, applicable from April 2016, a higher rate of Stamp Duty

Land Tax will apply for purchases of additional residential properties, such as buy to let properties and second homes of 3 per cent above the current rates. The changes have raised a number of questions around how the "surcharge" will actually work in practice and how homes will be classified in order to "qualify" for the additional tariff.

WHAT CONSTITUTES A SECOND HOME

As yet, little attention has been paid to what constitutes as a second home and how the rules, in the eyes of HMRC, will work. Legislation that is currently being devised by the Government will reveal, in full, who will be effected and to what extent.

Key areas that are yet to be decided are:

- Will the definition of home (and thereby second home) be restricted to homes in the UK (England, Wales and Northern Ireland)
- Would a second home, therefore, in Scotland not be a second home

for the purposes of the UK SDLT surcharge

- If you hold a first home outside of the UK and a second home in the UK, will owners be liable for the surcharge
- What will the position be on "bridging" between homes
- If you rent your primary home outside of the UK, but own your second home in the UK, how will this be classified for tax purposes

NEXT STEPS

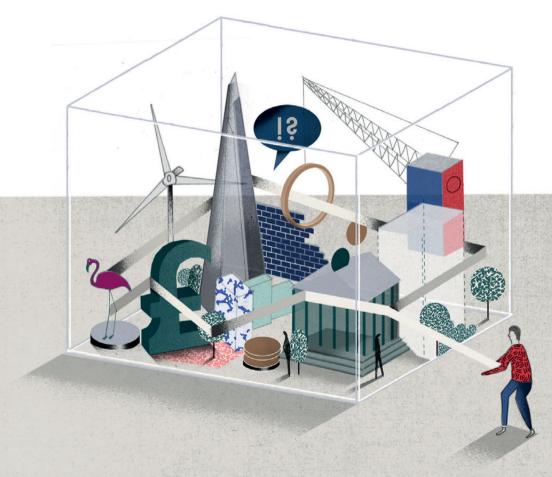
There are many questions that need to be answered before April 2016; many of which will come to light when the initial legislation is published. Although the UK remains a stable and highly profitable location for anyone looking to invest in property – there is now an extra layer of complexity to navigate. It is essential all current and future UK property owners seek professional tax advice from a UK expert to ensure they are making the most of their assets and are up-to-date with further progress and developments.

For more information on how this affects your assets, please contact us on: www.ctatax.uk.com \cdot enquiries@ctatax.uk.com \cdot UK office: 01858 439 033 Offices in London, Leicester, Dubai and Guernsey



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